

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

PREPARED BY & RETURN TO:
Susan G. Berman, Esq.
Patzik, Frank & Samotny Ltd.
150 S. Wacker Dr., Suite 1500
Chicago, Illinois 60606

SEND SUBSEQUENT TAX
BILLS TO:
Michael J. Serota, Trustee
1212 N. Lake Shore Drive #20AN
Chicago, Illinois 60610



Doc# 1711822027 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/28/2017 11:20 AM PG: 1 OF 4

Above Space for Recorder's use only

THE GRANTOR, MICHAEL J. SEROTA and LYNN SEROTA, husband and wife, not in Tenancy in Common but in Joint Tenancy, of 1212 N. Lake Shore Drive #20AN, Chicago, Illinois 60610, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby CONVEY and WARRANT unto the **GRANTEE, MICHAEL J. SEROTA, AS TRUSTEE OF THE MICHAEL J. SEROTA DECLARATION OF TRUST u/a/d May 6, 2011**, as amended from time to time, and to any and all successors as Trustee legally appointed under said Trust Agreement, or who may be legally appointed, all of the Grantor's right, title and interest in and to the following described real estate situated in the County of Cook and the State of Illinois, to-wit:

See Exhibit "A" attached hereto and made a part hereof

Permanent Index Number: 17-03-114-003-1091

Address of Real Estate: 1212 N. Lake Shore Drive #20AN
Chicago, Illinois 60610

together with all the appurtenances and privileges thereunto belonging or appertaining and subject to any and all easements, restrictions, covenants and encumbrances of record.

Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Exempt under Illinois Real Estate Transfer Tax Law, 35 ILCS 200/31-45(e), and Cook County Ordinance 74-106, paragraph (5), and Chicago Municipal Code 3-33-060, paragraph (E).

Date:

April 18, 2017

Signature of Buyer, Seller or Representative

28-Apr-2017

REAL ESTATE TRANSFER TAX



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

P:

17-03-114-003-1091

| 20170401646174 | 0-406-580-928

Bm

UNOFFICIAL COPY

DATED this 18 day of April, 2017.

[Signature]
MICHAEL J. SEROTA, Grantor

[Signature]
LYNN S. SEROTA, Grantor

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

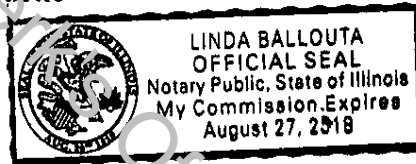
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that MICHAEL J. SEROTA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal, this 18th day of APRIL, 2017.

Commission expires 8/27/18

[Signature]
Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

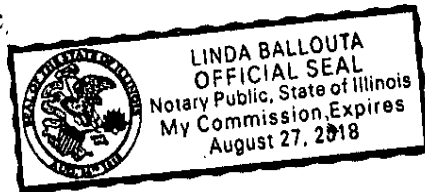


I, the undersigned, a Notary Public in and for said County and State, do hereby certify that LYNN S. SEROTA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal, this 18th day of April, 2017.

Commission expires 8/27/18

[Signature]
Notary Public



REAL ESTATE TRANSFER TAX	28-Apr-2017
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



17-03-114-003-1091 | 20170401646174 | 0-650-751-680

* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

UNIT NO. 20-A-N AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): BEGINNING FOR THE SAME AT THE POINT WHERE THE WEST LINE OF LAKE SHORE DRIVE (100 FEET WIDE) INTERSECTS WITH THE SOUTH LINE OF SCOTT STREET (66 FEET WIDE) AND RUNNING THENCE ALONG THE WEST LINE OF LAKE SHORE DRIVE SOUTH 192 FEET 2 1/8TH INCHES; THENCE NORTH AT AN ANGLE OF 88 DEGREES 17 MINUTES WEST 122 FEET 9 1/2 INCHES TO THE EAST LINE OF STONE STREET (66 FEET WIDE); THENCE ALONG THE EAST LINE OF STONE STREET NORTH 192 FEET 1 3/4THS INCHES TO THE SOUTH LINE OF SCOTT STREET AFORESAID AND THENCE ALONG THE SOUTH LINE OF SCOTT STREET EAST 117 FEET 1 3/4THS INCHES TO THE POINT OF BEGINNING BEING ALL OF LOTS NUMBERED 1 AND 2 IN LAWRENCE AND SYMONDS SUBDIVISION OF LOTS 1 AND 2 AND THE NORTH 15 FEET OF LOT 3 IN BLOCK 8 IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, THE SOUTH 25 FEET OF LOT 3 ALL OF LOT 4 AND THE NORTH 32 FEET OF LOT 5 ASSIGNMENT OF LEASE IN BLOCK 8 IN H.O. STONE'S SUBDIVISION OF ASTORS ADDITION TO CHICAGO AFORESAID, AND ALL LANDS DERIVED BY THE WAY OF ACCRETIONS OR OTHERWISE, LYING EAST OF THE EAST LINE OF SAID LOTS AS ORIGINALLY SUBDIVIDED AND WEST OF THE WEST LINE OF LAKE SHORE DRIVE AS NOW ESTABLISHED ALL SITUATED IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT KNOWN AS TRUST NUMBER 36853 RECORDED IN THE OFFICE OF THE RECORDER OF DEED OF COOK COUNTY, ILLINOIS AS DOCUMENT 20892901 AND AMENDED BY DOCUMENT 20946638 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-03-114-003-1091

Address of Real Estate: 1212 N. Lake Shore Drive #20AN
Chicago, Illinois 60610

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

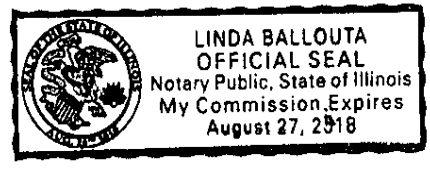
The grantor or his/her agent affirms that, to the best of his/her knowledge, the names of the grantors shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: April 18, 2017

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
by said Grantor/Agent,
this 18 day of April, 2017.

[Handwritten Signature]
Notary Public



The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: April 18, 2017

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
by said Grantee/Agent,
this 18 day of April, 2017.

[Handwritten Signature]
Notary Public

