

# UNOFFICIAL COPY



\*1716717063D\*

Doc# 1716717063 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/16/2017 02:26 PM PG: 1 OF 3

WARRANTY DEED  
~~JOINT TENANCY~~  
STATUTORY (ILLINOIS)  
(Individual to Individual)  
\* TENANCY BY THE Entirety  
PBA  
LESLIE

THE GRANTOR, LESLIE E.  
SHECHTMAN, Divorced and not  
Since remarried,

BT 17-01443 1/2

(The Above Space For Recorder's Use Only)

of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to:

DAVID J. BEN-ARIE and MARIA A. USLENGHI, Husband and wife, PBA  
705 11<sup>TH</sup> Street, Wilmette, IL 60091

not in Tenancy in Common, ~~but~~ <sup>CONFORM</sup> in JOINT TENANCY, <sup>\* BUT AS TENANTS BY THE ENTIRETY</sup> with rights of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: PBA  
LESLIE

See attached Exhibit "A" for legal description.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in JOINT TENANCY forever.

SUBJECT TO: All covenants, conditions, and restrictions of record and building lines and easements if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 05-34-106-020-1016

Address of Real Estate: 705 11<sup>th</sup> St., Wilmette, IL 60091 <sup>in unit 214 PBA LESLIE - Grantor Address</sup>

DATED this 22<sup>nd</sup> day of May 2017.

(SEAL) Leslie E. Shechtman (SEAL)  
LESLIE E. SHECHTMAN

REAL ESTATE TRANSFER TAX		06-Jun-2017	
COUNTY:	183.75	ILLINOIS:	367.50
TOTAL:	551.25		

05-34-106-020-1016 | 20170501660937 | 0-040-561-088

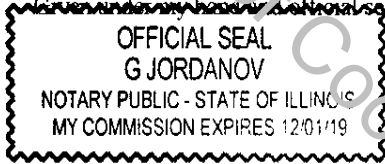
S Y  
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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LESLIE E. SHECHTMAN, Divorced and not since remarried, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22<sup>nd</sup> day of May, 2017.



G. Jordanov  
NOTARY SEAL NOTARY PUBLIC

Commission expires 12/01 2019



This Instrument was prepared by: **JAKUBCO RICHARDS & JAKUBCO P.C.**  
2224 WEST IRVING PARK ROAD  
CHICAGO, ILLINOIS 60618

MAIL TO: DA/UM  
Aric  
David Ben - ~~Arice~~ al Maria A. Uslenghi  
705 11th Street, Unit 214  
Wilmette, IL 60091

*Frutice*  
*Address*

SEND SUBSEQUENT TAX BILLS TO: DA/UM  
Aric  
David Ben - ~~Arice~~ al Maria A. Uslenghi  
705 11th Street, Unit 214  
Wilmette, IL 60091

Village of Wilmette \$1,000.00  
Real Estate Transfer Tax  
MAY 25 2017  
1000 - 156634 Issue Date

Village of Wilmette \$4.00  
Real Estate Transfer Tax  
MAY 25 2017  
Four - 721 Issue Date

Village of Wilmette \$100.00  
Real Estate Transfer Tax  
MAY 25 2017  
100 - 3107 Issue Date

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## EXHIBIT A

### LEGAL DESCRIPTION

**PARCEL 1: UNIT 214 IN OPTIMA WILMETTE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN PARTS THEREOF IN THE LAND, PROPERTY, AND SPACE CONTAINED WITHIN, ABOVE AND BELOW LOT 2 IN OPTIMA CENTER WILMETTE RESUBDIVISION IN SECTION 34 TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 12, 1998 AS DOCUMENT 98195940, AND AMENDED AS 98364606, AMENDED AS DOCUMENT 98444664 IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION**

**PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 52, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 98195940**

**PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 CREATED IN THE AGREEMENT AND DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS MADE AS OF JANUARY 9, 1997 BY AND AMONG GUS DEMAS BUILDING CORPORATION AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED DECEMBER 6, 1996, AND KNOWN AS TRUST NUMBER 121816-08, RECORDED JANUARY 10, 1997 AS DOCUMENT 98024474, FOR THE PURPOSES OF VERTICAL SUPPORT FROM PILLARS, PEANS, MEMBERS, JOISTS, WALLS, HORIZONTAL SLABS, CEILINGS, FLOORS, AND OTHER SUPPORTS OF WHATEVER NATURE NOW OR HEREAFTER CONSTRUCTED OR EXISTING IN THE RETAIL PARCEL (AS DEFINED THEREIN); FOR CONNECTION OF UTILITY EQUIPMENT APPURTENANT TO THE LAND LOCATED IN THE RETAIL PARCEL AND THE RIGHT OF ACCESS THERETO.**

Permanent Index Number(s): 05-34-106-020-1016

For informational purposes only, the subject parcel is commonly known as:

705 11th St. Unit APT 214, Wilmette, IL 60091