

TT17-23361  
Cook 52 -  
WARRANTY DEED  
Illinois Statutory  
(Individual to Individual)

UNOFFICIAL COPY

AFTER RECORDING MAIL TO:

Helen J. Kessler  
3660 N. Lake Shore Dr. #1701  
Chicago, IL 60613

SEND SUBSEQUENT TAX BILLS TO:

Helen J. Kessler  
3660 N. Lake Shore Dr. #1701  
Chicago, IL 60613



Doc# 1802934005 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/29/2018 09:26 AM PG: 1 OF 3

Above Space for recorder's use only

THE GRANTOR; **MICHAEL BERGGREN**, a single person, of 3660 N. Lake Shore Dr., #3912, Chicago, IL 60613, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration, \$10.00 in hand paid, CONVEYS and WARRANTS to:

Helen J. Kessler, as Trustee of the Helen J. Kessler  
Revocable Trust dated April 13, 2012.

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PLEASE SEE ATTACHED "EXHIBIT A"

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 forever. THIS IS NOT A HOMESTEAD PROPERTY.

SUBJECT TO: general real estate taxes not yet due and payable at closing; easements of record and building lines, building restrictions of record; zoning and building laws and ordinances; and covenants and conditions of record as to use and occupancy, which do not adversely affect the use of the real estate or the value thereof.

Permanent Real Estate Index Number: 14-21-110-048-1404 & 14-21-110-048-1924

Address of Real Estate: 3660 N. Lake Shore Dr., #1701 & P-248, Chicago, IL 60613

Dated this 15<sup>th</sup> day of January, 2018

Michael Berggren

R

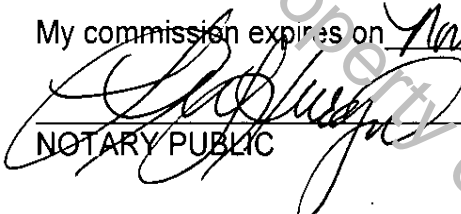
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
                                  ) SS.:  
COUNTY OF COOK )

I, Susan Sturgis, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Berggren, 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 they signed, sealed and delivered the said instrument as a 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 15<sup>th</sup> day of January, 2018.

My commission expires on November 03, 2019

  
\_\_\_\_\_  
NOTARY PUBLIC




IMPRESS  
SEAL  
HERE

**This instrument was prepared by:**  
Ashen | Faulkner  
217 N. Jefferson St., Suite 601  
Chicago, IL 60661  
(312) 655-0800

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

 <b>First American Title™</b>	<b>Title Insurance Commitment</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule A (Continued)</b>	COMMITMENT NUMBER <b>TT17-23361</b>


**EXHIBIT A****PARCEL 1:**

UNIT 1701 AND PARKING UNIT P-248 IN THE NEW YORK PRIVATE RESIDENCES, A CONDOMINIUM DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
PARTS OF BLOCK 7 IN HUNDLEY'S SUBDIVISION OF LOTS OF PINE GROVE SUBDIVISION OF THE NORTHWEST FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS  
WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00973568, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.



**PARCEL 2:**

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF INGRESS AND EGRESS EASEMENT RECORDED AS DOCUMENT NUMBER 00973566, RECIPROCAL EASEMENT AND DEVELOPMENT RIGHTS AGREEMENT RECORDED AS DOCUMENT NUMBER 00973565 AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 00973567.

14~21~110~048~1404 AND 14-21-110-048-1924  
3660 N LAKE SHORE DR, UNIT 1701, CHICAGO, IL 60613

REAL ESTATE TRANSFER TAX		29-Jan-2018
	<b>CHICAGO:</b>	2,850.00
	<b>CTA:</b>	1,140.00
	<b>TOTAL:</b>	3,990.00 *
	14-21-110-048-1404   20180101684228   0-007-936-544	

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

REAL ESTATE TRANSFER TAX		29-Jan-2018
 	<b>COUNTY:</b>	190.00
	<b>ILLINOIS:</b>	380.00
	<b>TOTAL:</b>	570.00
14-21-110-048-1404   20180101684228   1-890-602-016		