

# UNOFFICIAL COPY

## WARRANTY DEED Tenants In Common

Doc#: 1815110039 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/31/2018 11:18 AM Pg: 1 of 3

Dec ID 20180401655680  
ST/CO Stamp 0-559-584-544  
City Stamp 0-787-969-312

### Mail to:

Alan E. Sohn, Esq.  
30 N. LaSalle Street, #2040  
Chicago, Illinois 60602

### Name and Address of Taxpayers:

Jeremy M. Sohn, Adam L. Sohn, Julie S.  
Galler and Murray Salzman  
c/o Jeremy M. Sohn  
30 High Rock Way, Boston, MA 02134

RECORDER'S STAMP

THE GRANTOR, 900 SOUTH SECOND AVENUE ASSOCIATES LIMITED PARTNERSHIP, an Illinois limited partnership, of the city of Chicago, county of Cook, state of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid CONVEY AND WARRANT to JEREMY M. SOHN, ADAM L. SOHN, JULIE S. GALLER and MURRAY SALZMAN of Boston, MA as tenants in common, all interest in the following described Real Estate situated in the county of Cook in the state of Illinois; to wit:

**SEE ATTACHED EXHIBIT "A"**

**SUBJECT TO:** Covenants, conditions, and restrictions of record, public and utility easements, and general real estate taxes for the year 2017 and subsequent years 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 as tenants ~~by the entirety, forever~~ in common.

Permanent Index Number: 14-21-313-071-1007

Commonly known as: 711 West Melrose Street, Unit C-1, Chicago, Illinois 60657

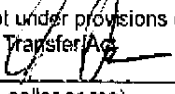
Dated this 22<sup>nd</sup> day of March, 2018.

900 SOUTH SECOND AVENUE  
ASSOCIATES LIMITED PARTNERSHIP,  
an Illinois limited partnership

**FIRST AMERICAN TITLE**  
**FILE # 2912749**

 (SEAL)  
by Alan E. Sohn, General Partner

STATE OF ILLINOIS )  
                                  ) ss.  
COUNTY OF COOK )

Exempt under provisions of Para. E. Section 4, Real  
Estate Transfer Act  
 4/24/2018  
(buyer, seller or rep) (date)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Alan E. Sohn, as General Partner of 900 SOUTH SECOND AVENUE ASSOCIATES LIMITED PARTNERSHIP, 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 is the General Partner of 900 SOUTH SECOND AVENUE ASSOCIATES LIMITED PARTNERSHIP, and duly authorized by the same to sign, and has signed, sealed and delivered said instrument, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 22<sup>nd</sup> day of March, 2018.

Commission expires Sept. 22, 20 21

  
NOTARY PUBLIC



This instrument was prepared by:  
Alan E. Sohn, Esq., 30 North LaSalle Street, #2040, Chicago, Illinois 60602

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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT C-1 IN THE SEVEN11 MELROSE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING REAL ESTATE:

THE WEST ½ OF LOT 49 AND ALL OF LOTS 50 AND 51 IN ELISHA E. HUNDLEY'S RESUBDIVISION OF LOT 40 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM DATED JULY 19, 2005, RECORDED JULY 21, 2005 AS DOCUMENT 0520227081, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**Permanent Real Estate Tax Index Numbers: 14-21-313-071-1007**

**Commonly known as: 711 West Melrose Avenue, Unit C-1, Chicago, IL 60657**

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## STATEMENT BY GRANTOR AND GRANTEES

The grantor or their agent affirms that, to the best of their knowledge, the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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.

Dated: March 22, 2018

Signature [Handwritten Signature]  
Grantor or Agent

Subscribed and Sworn to before me by said Grantor's Agent, this 22nd day of March, 2018.

Notary public: [Handwritten Signature]



The grantees or their agent affirms and verifies that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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.

Dated: March 22, 2018

Signature [Handwritten Signature]  
Grantees or Agent

Subscribed and Sworn to before me by said Grantees' Agent, this 22nd day of March, 2018.

Notary public: [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C Misdemeanor for the first offense and of a Class A Misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Act.)