

UNOFFICIAL COPY

PREPARED BY:

Lauren J. Wolven, Esq.
Levenfeld Pearlstein, LLC
2 N. LaSalle St., Ste. 1300
Chicago, Illinois 60602

WHEN RECORDED RETURN TO:

Lauren J. Wolven, Esq.
Levenfeld Pearlstein, LLC
2 N. LaSalle St., Ste. 1300
Chicago, Illinois 60602

SEND FUTURE TAX BILLS TO:

Michael Rothman
1425 Brickell Avenue, Unit PH3C
Miami, Florida 33131



Doc# 1817122023 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/20/2018 11:09 AM PG: 1 OF 4

(Above Space for Recorder's use only)

TRUSTEE'S DEED

On this 13 day of June, 2018, Jennifer Rothman, as Trustee of the Jennifer Rothman Declaration of Trust dated 12-19-96 (the "GRANTOR"), whose address is 1425 Brickell Avenue, Unit PH3C, Miami, Florida 33131, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Michael Rothman ("GRANTEE"), whose address is 1425 Brickell Avenue, Unit PH3C, Miami, Florida 33131, all interest in the real estate legally described as follows, to wit:


SEE EXHIBIT A ATTACHED HERETO AND
BY REFERENCE INCORPORATED HEREIN

PINs and Common Address: SEE EXHIBIT A

Subject to: (a) all real estate taxes and assessments not yet due and payable, and (b) all easements, covenants, conditions, restrictions and other matters of record.



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

This deed is executed by Grantor, as Trustee as aforesaid, pursuant to and in exercise of the power and authority granted and vested in it by the terms of and provisions of said Trust Agreement above mentioned.

REAL ESTATE TRANSFER TAX	20-Jun-2018
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-03-228-033-4001 | 20180601601490 | 0-815-172-896

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

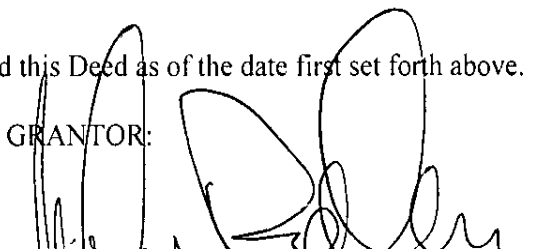
REAL ESTATE TRANSFER TAX	20-Jun-2018
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-03-228-033-4001 | 20180601601490 | 1-431-798-560

UNOFFICIAL COPY

IN WITNESS WHEREOF, GRANTOR has executed this Deed as of the date first set forth above.

GRANTOR:



Jennifer Rothman, as Trustee of the Jennifer Rothman Declaration of Trust dated 12-19-96

I hereby declare that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45 (e), Real Estate Transfer Tax Act.

Dated: June 13, 2018



Jennifer Rothman

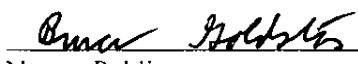
STATE OF Illinois

)
ss.

COUNTY OF Cook

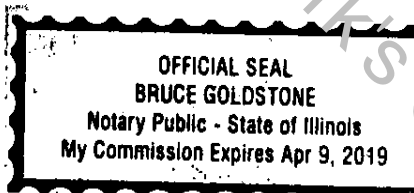
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Jennifer Rothman, not individually, but solely as Trustee of the Jennifer Rothman Declaration of Trust dated 12-19-96, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 13 day of June, 2018.



Notary Public

My Commission Expires: 4/9/19



(Seal)

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 title to real estate under the laws of the State of Illinois.

Dated June 13, 2018

Signature: _____

Grantor or Agent

Subscribed and sworn to before
me this 13 day of June, 2018.

Notary Public Bruce Goldstone



The grantee or his agent affirms and verifies that 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.

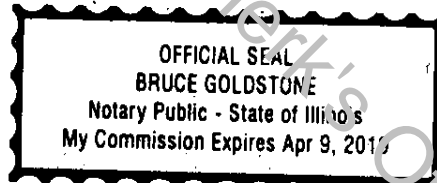
Dated June 13, 2018

Signature: _____

Grantee or Agent

Subscribed and sworn to before
me this 13 day of June, 2018.

Notary Public Bruce Goldstone



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 Tax Act.)

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNITS #101, P-41 AND P-42 IN THE 840 NORTH LAKE SHORE DRIVE CONDOMINIUM (AS HEREINAFTER DESCRIBED) TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNITS AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR, AND 840 LAKE SHORE DRIVE, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED AS OF JUNE 31, 2000, WHICH LEASE WAS RECORDED AUGUST 2, 2000 AS DOCUMENT 000584668, AND RE-RECORDED AUGUST 11, 2000 AS DOCUMENT NUMBER 00614550, AND AS AMENDED BY AMENDMENT TO GROUND LEASE RECORDED MARCH 2, 2001 AS DOCUMENT NUMBER 0010169901 AND SECOND AMENDMENT TO GROUND LEASE RECORDED SEPTEMBER 11, 2003 AS DOCUMENT NUMBER 0325432158, AND BY UNIT SUBLEASES RECORDED SEPTEMBER 12, 2003 AS DOCUMENT NUMBERS 0325542151, 0325542262 AND 0325542263, WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 99 YEARS COMMENCING JULY 31, 2000 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: CERTAIN LOTS IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0325432161, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-73, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

PINs: 17-03-228-033-4001, 17-03-228-033-4112 and 17-03-228-033-4113

COMMON ADDRESS: 840 North Lake Shore Drive, Unit #101, Chicago, Illinois 60611