

UNOFFICIAL COPY

WARRANTY DEED

This instrument was prepared by:

Adam J. Penkhus, Esq.
734 North Wells
Chicago, IL 60654

Upon recording please send to:

Peter and Julie Anderson
2800 North Lake Shore Drive
Unit #1710
Chicago, IL 60657



Doc# 1824910123 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/06/2018 03:22 PM PG: 1 OF 3

FIRST AMERICAN TITLE
FILE # 293 6477

THE GRANTOR, Adam J. Penkhus, an unmarried man, in consideration of the sum of Ten Dollars and No/100 (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims its undivided interest to **GRANTEES**, Peter Anderson and Julie Anderson, as husband and wife, not as tenants in common, ^{but as} joint tenants, ~~but as tenants by the entirety~~, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NO. 1710 IN THE 2800 LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): THE SOUTH 60 FEET (EXCEPT THE WEST 400 FEET THEREOF) OF LOT 6 AND LOT 7 (EXCEPT THE WEST 400 FEET THEREOF) IN THE ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PREMISES BEING OTHERWISE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 7, 400 FEET EAST OF THE WEST LINE THEREOF (SAID WEST LINE BEING COINCIDENT WITH THE WEST LINE OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 28 AFORESAID), THENCE NORTH PARALLEL WITH THE WEST LINE OF LOTS 6 AND 7 AFORESAID 199.3 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 7 TO THE DIVIDING OR BOUNDARY LINE BETWEEN THE LANDS OF LINCOLN PARK COMMISSIONERS AND THE LANDS OF SHORE OWNERS AS ESTABLISHED BY DECREE OF THE CIRCUIT COURT OF COOK COUNTY ILLINOIS, ENTERED OCTOBER 31, 1904 IN CASE NUMBER 256886 ENTITLED "AUGUSTA LEHMANN AND OTHERS AGAINST LINCOLN PARK COMMISSIONERS" RUNNING THENCE SOUTHEASTERLY ALONG SAID BOUNDARY LINE TO THE SOUTH LINE OF SAID LOT 7 AND RUNNING THENCE WEST ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING;

WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS, AND BY-LAWS FOR 2800 LAKE SHORE DRIVE CONDOMINIUM ASSOCIATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1978 AND KNOWN AS TRUST NUMBER 45204, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT LR 3096368 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.


Also commonly known as: 2800 North Lake Shore Drive, Unit 1710 Chicago, IL 60657



PIN#: 14-28-207-004-1246

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P. 3
S. N
SC Y
INT. (D)

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		31-Aug-2018
	CHICAGO:	2,340.00
	LTA:	936.00
	TOTAL:	3,276.00 *
14-28-207-004-1246 20180801671609 1-899-217-056		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		31-Aug-2018
	COUNTY:	156.00
	ILLINOIS:	312.00
	TOTAL:	468.00
14-28-207-004-1246 20180801671609 1-228-128-416		

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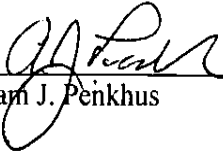
TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and enjoyment forever of Grantee, together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Subject only to general real estate taxes not yet due and payable; covenants, conditions, and restrictions of record; and building lines and easements, if any.

The Grantor hereby expressly waives and releases any and all right or benefit of this granted interest listed above under and by virtue of any and all statutes of the State of Illinois, and for the exemption of homestead from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor, hereunto set his hand and seal the day and year first above written.

GRANTOR



Adam J. Penkhus

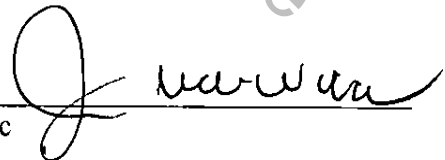
Dated as of this 30th day of August, 2018.

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Adam J. Penkhus, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 30th day of August 2018.

Commission expires 10/09/18



Notary Public

Send subsequent tax bills to:

Peter and Julie Anderson
2800 North Lake Shore Drive
Unit #1710
Chicago, IL 60657

