



\*1914213079D\*

PREPARED BY AND RETURN TO:

Thomas J. Hansen  
422 N. Northwest Hwy, B5  
Park Ridge, IL 60068

Doc# 1914213079 Fee \$77.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/22/2019 11:02 AM PG: 1 OF 3

MAIL TAX BILL TO:

Adam J. Cohen  
2 East Erie Street, Unit 2605  
Chicago, IL 60611

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Adam J. Cohen, of 2 East Erie Street, Unit 2605, Chicago, IL 60611, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Adam J. Cohen, as Trustee of Adam J. Cohen Declaration of Trust dated February 6, 2009, of 2 East Erie Street, Unit 2605, Chicago, IL 60611, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit: See Exhibit A.

Permanent Index Number(s): 17-10-107-018-1126, 17-10-107-018-1433, and 17-10-107-018-1434  
Property Address: 2 East Erie Street, Units 2605, G-604, and G-605, Chicago, IL 60611

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

This transaction is exempt under 35 ILCS 200/31-45(e).

May 18, 2019

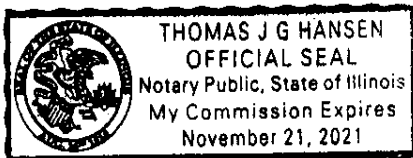
*Adam J. Cohen*  
Adam J. Cohen

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 Adam J. Cohen, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 18<sup>th</sup> Day of March 20 19 S N

*Thomas J. G. Hansen*  
Notary Public



P 3  
S 3  
M      
SC      
E      
INT SB

# UNOFFICIAL COPY

## Exhibit A

### Parcel 1:

Unit 2605 and garage unit G-604 and G-605, together with the exclusive right to use storage space S-127, a limited common element, in the 2 East Erie Condominium as delineated and defined on the Plat of Survey of the following described parcels of real estate:

Parts of Lots 7 and 8 together with the West 30 feet of lot 9 in block 39 of Assessor's Division of Parts of Blocks 33 and 53, and Blocks 39, 46 and 47 in Kinzie's Addition to Chicago, being a subdivision of the North fraction of Section 10, Township 39 North, Range 14, East of the third principal meridian, according to the plat thereof, recorded July 23, 1860, all in Cook County, Illinois.

Which survey is attached as Exhibit B to the Declaration of Condominium recorded May 10, 2005 as Document Number 0513022149, as amended from time to time, together with their undivided percentage interest in the common elements.

### Parcel 2:

Non-exclusive easements as created by Reciprocal Easement Agreement made by and between State and Erie Level Partners LLC, an Illinois Limited Liability Company and the Chicago and Northeast Illinois Council of Carpenters dated March 27, 2000 and recorded April 7, 2000 as Document Number 00246970, as amended from time to time, over the land described therein, and subject to its terms, including those pursuant to Sections 3.2 through 3.9 and 21.3 by said agreement.

### Parcel 3:

Easement for the benefit of Parcel 1 as created by Sub-Reciprocal Easement Agreement pertaining to the residential, retail and garage portions of the property commonly known as 2 East Erie, Chicago, Illinois made by State & Erie Level Partners LLC, an Illinois Limited Liability Company dated as of May 9, 2005 and recorded May 9, 2005 as Document Number 0512904178 for structural members, footings, caisson, foundation, columns and beams and any other supporting components, utilities or other services, encroachments, and maintenance of facilities.

Being the same premises conveyed to 2 E. Erie Street, LLC by Deed dated February 20, 2009 and recorded May 5, 2009 at the Cook County Registry of Deeds in Document Number 0912522028.

Permanent Index Number(s): 17-10-107-018-1126, 17-10-107-018-1433, and 17-10-107-018-1434  
Property Address: 2 East Erie Street, Units 2605, G-604, and G-605, Chicago, IL 60611

**REAL ESTATE TRANSFER TAX**

22-May-2019



<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

17-10-107-018-1126 | 20190501677656 | 0-019-820-448

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

**REAL ESTATE TRANSFER TAX**

22-May-2019



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

17-10-107-018-1126 | 20190501677656 | 2-131-488-672

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

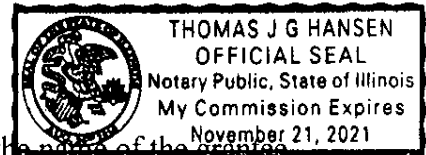
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: May 18, 2019

Signature: *Adam J. Cohen*  
Adam J. Cohen, Grantor

Subscribed and sworn to before me by said grantor this 18<sup>th</sup> day of May 2019:

*Thomas J. Hansen*  
Notary Public



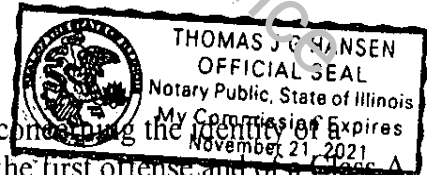
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: May 18, 2019

Signature: *Adam J. Cohen*  
Adam J. Cohen, Grantee

Subscribed and sworn to before me by said grantee this 18<sup>th</sup> day of May 2019

*Thomas J. Hansen*  
Notary Public



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.)