

UNOFFICIAL COPY

CAUTION: Consult a lawyer before using this form. The purchaser and the grantor of this form make any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

NA 7406447 / 93004325

THE GRANTOR SAMUEL J. COHEN, Trustee under Trust Agreement dated June 11, 1989, known as the Samuel J. Cohen Trust

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

93 MAY -6 PM 1:01

93341039

of the City of Highland Park County of Lake State of Illinois for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration \$10.00, to him in hand paid,

93341039

(The Above Space For Recorder's Use Only)

CONVEYS and WARRANTS to JOHN LUKACS of 451 W. Melrose, Chicago, Illinois 60657, also known as JOHN LUKACS

(NAME AND ADDRESS OF GRANTEE)

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

See Legal Description Rider Attached

Property of Cook County, Illinois

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

Permanent Real Estate Index Number(s): 17-10-122-022-1024 Vol. 501

Address(es) of Real Estate: Unit 408, 535 N. Michigan Avenue, Chicago, IL 60611

DATED this 12<sup>th</sup> day of March 1993

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(SEAL) Samuel J. Cohen (SEAL) SAMUEL J. COHEN, Trustee under Trust Agreement dated 6/11/89 known as the Samuel J. Cohen Trust (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Samuel J. Cohen, Trustee under Trust Agreement dated June 11, 1989, known as the Samuel J. Cohen Trust

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 signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

OFFICIAL SEAL  
LOUIS M. SHAPERA  
NOTARY PUBLIC STATE OF ILLINOIS  
COMMISSION EXPIRES JAN 7, 1995

Given under my hand and official seal, this 12<sup>th</sup> day of March 1993

Commission expires 1/7/95 1995 LOUIS M. SHAPERA NOTARY PUBLIC

This instrument was prepared by LOUIS M. SHAPERA, Suite 103, 801 Skokie Blvd. Northbrook, IL 60062-4026

MAIL TO: Heldrich-Gutman Associates (Name) 4018 N. Lincoln Ave. (Address) Chicago, Illinois (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: John Lukacs (Name) 451 W. Melrose Ave. (Address) Chicago, IL 60657 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO

BOX 303

ATTENTION: AFFIX RIDERS OR REVENUE STAMPS HERE

Handwritten signature

93341039

# UNOFFICIAL COPY

## LEGAL DESCRIPTION RIDER

### PARCEL A:

Unit 408 in the 535 North Michigan Avenue Condominium as delineated on the survey of a portion of the following property (collectively referred to as Parcel):

### PARCEL 1:

Lot 7 in Assessor's Division of the South 1/2 and the East 100 feet to the North 1/2 of Block 21 in Kinzie's Addition to Fraction Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County.

### PARCEL 2:

Lots 8 and 9 in Assessor's Division of the South 1/2 and the East 100 feet of the North 1/2 of Block 21 in Kinzie's Addition to Fractional Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County.

### PARCEL 3:

Lot 7 in W. L. Newberry's Subdivision of the North 18 feet of the West 200 feet of Block 21 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County.

### PARCEL 4:

The triangular shaped part of the East and West public alley lying West of and adjoining the East line of Lot 7, extended South, to its intersection with the South line of Lot 7, extended East, in said Newberry's Subdivision, being that portion of said alley vacated by ordinance passed October 11, 1961 and recorded November 1, 1961 as Document No. 18,318,84 all in Cook County, Illinois.

Which survey is attached as Exhibit A to the Declaration of Condominium recorded as Document No. 25,290,228 and filed as Document No. LR 3,137,574 together with its undivided percentage interest in the common elements as defined and set forth in the Declaration of Condominium.

### PARCEL B:

Easement for the benefit of Parcel A for ingress and egress and support as created by the Declaration of Easements, covenants and restrictions dated December 15, 1979 and recorded December 28, 1979 as Document No. 25,298,686 and filed as Document No. LR 3,138,565.

Unit 408 affects the East 25 feet of Lot 9 in Parcel 2 of Parcel A.

The title to the subject property has been registered under "An Act concerning Land Titles", commonly known as the Torrens Act.

1000000

# 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 5/5, 1993 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 5th day of May, 1993.

Notary Public [Signature]

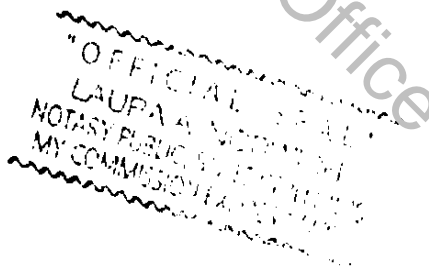


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 5/5, 1993 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 5th day of May, 1993.

Notary Public [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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

93341039