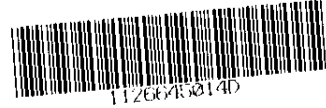


UNOFFICIAL COPY



Doc#: 1126645014 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/23/2011 09:32 AM Pg. 1 of 5

**This Instrument Prepared by and
After Recording Return to:**

K. O. Meehan
Gould & Ratner LLP
222 N. LaSalle Street, Suite 800
Chicago, Illinois 60601

**WARRANTY DEED
LLC to Individual**

(Space Above This Line for Recording Data)

THE GRANTOR, UNIT 2100 MICHIGAN LLC, an Illinois limited liability company, of 222 North LaSalle Street, Suite 800, Chicago, Illinois 60601, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEEES, WALTER GREGORY and SUSAN GREGORY, husband and wife, as joint tenants with rights of survivorship, of 4433 Turtle Bay, Springfield, Illinois 62707, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index No.: 17-15-107-077-1452
17-15-107-077-1239

Address(es) of Property: Units 2100, P5-10 and P5-11HC
310 S. Michigan Avenue
Chicago, Illinois 60604

TO HAVE AND TO HOLD said premises as joint tenants with rights of survivorship in fee simple forever SUBJECT only to: general real estate taxes not yet due and payable; special assessments, if any; building lines and building laws and ordinances; zoning laws and ordinances; public roads and highways; easements; acts done or suffered by grantee; party walls, party wall rights and agreements, covenants, conditions and restrictions of record; terms, provisions, covenants, and conditions of the declaration of condominium, if any, and all amendments to that declaration of condominium; any easements established by or implied from the declaration of condominium or amendments, if any; limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; installments of assessments due after the date of Closing and easements established pursuant to the declaration of condominium.

DATED this 21st day of September, 2011.

Send Subsequent Tax Bills to:
Walter and Susan Gregory
4433 Turtle Bay
Springfield, Illinois 62707

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UNIT 2100 MICHIGAN LLC, an Illinois limited liability company

By: *Walter Gregory*

Walter Gregory, a Member

By: *Susan Gregory*

Susan Gregory, a Member

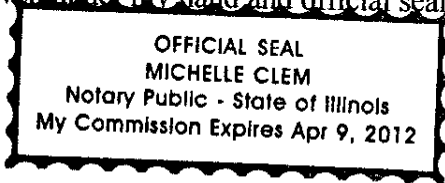
STATE OF ILLINOIS)

COUNTY OF *Winnebago*)

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that WALTER GREGORY and SUSAN GREGORY, the members of UNIT 2100 MICHIGAN LLC, an Illinois limited liability company, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the same instrument as their own free and voluntary and as the free and voluntary act of said Company, for the uses and purposes therein set forth

Given under my hand and official seal, this *21st* day of September, 2011.



Michelle Clem
Notary Public

My Commission Expires:

April 9, 2012

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), SECTION 31-45, REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e)

9/20/2011
(Date)

W. Gregory
(Representative)

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1:

UNIT 2100, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S21-A LIMITED COMMON ELEMENT(S), AND PARKING SPACE UNIT P5-10/P5-11HC, ALL IN THE METROPOLITAN TOWER CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE METROPOLITAN TOWER CONDOMINIUM, WHICH PLAT OF SURVEY DELINEATES PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 1 THROUGH 5 AND THE NORTH-SOUTH 10-FOOT PRIVATE ALLEY IN THE SUPERIOR COURT PARTITION OF LOT 1 IN BLOCK 8 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO (SUPERIOR COURT DECREE ENTERED APRIL 8, 1871) TOGETHER WITH LOTS 4 AND 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS' UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

PERPETUAL, RECIPROCAL EASEMENT BENEFITING PARCEL 1 FOR CAISSONS TO BE CENTERED ON THE DIVIDING LINE BETWEEN LOTS 4 AND 5 IN BLOCK 8 CREATED BY AGREEMENT DATED MAY 1, 1923 BETWEEN SIMON W. STRAUS AND CHICAGO TITLE AND TRUST COMPANY, TRUSTEE UNDER TRUST NUMBER 11227, RECORDED DECEMBER 26, 1924 AS DOCUMENT NUMBER 8718954.

PARCEL 3:

PERPETUAL EASEMENT BENEFITING PARCEL 1 CREATED BY RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED NOVEMBER 4, 1977 AS DOCUMENT NUMBER 24180486, TO USE OIL TANKS AND RELATED PIPING LINES AND CONDUITS LOCATED IN THE CNA BUILDINGS, AS THEREIN DEFINED, FOR THE PURPOSE OF THE STORAGE OF FUEL OIL AND FOR ENTRY UPON AND FOR INGRESS AND EGRESS FOR MEN, MATERIAL AND EQUIPMENT TO THE EXTENT REASONABLY NECESSARY IN THE PERFORMANCE OF OIL TANK MAINTENANCE, AS THEREIN DEFINED.

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PARCEL 4:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103077, AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 14, 2008 AS DOCUMENT NUMBER 0804531073 OVER THE LAND DESCRIBED THEREIN, AS MORE PARTICULARLY GRANTED, DEFINED AND DESCRIBED THEREIN.

Property Address: Units 2100, P5-10, and P5-11HC
310 S. Michigan Avenue
Chicago, Illinois 60604

Permanent Tax Index Number: 17-15-107-077-1452
17-15-107-077-1239

4837-9755-7258, v. 1

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

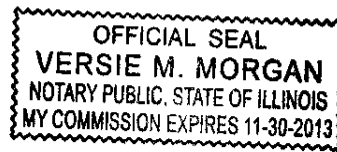
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: September 21, 2011

Signature: *Versie M. Morgan*
Grantor or agent

Subscribed and sworn to before me
this 21st day of September, 2011

Versie M. Morgan



Notary Public

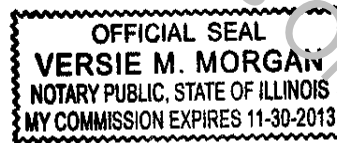
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated: September 21, 2011

Signature: *Versie M. Morgan*
Grantee or agent

Subscribed and sworn to before me
this 21st day of September, 2011

Versie M. Morgan
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.

(Attached 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.)