



Doc#: 1219942001 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/17/2012 08:48 AM Pg: 1 of 3

**Warranty Deed  
Joint Tenancy**

Mail To:  
Thea Pazen  
3839 N. Kenneth, Suite 300  
Chicago, IL 60641

Name & Address of Taxpayer:  
Peter T. Litton  
3827 N. Kenneth Ave. First American Title  
Chicago, IL 60641  
Order # 230667

2013

THE GRANTOR, Lux Properties LLC, an Illinois Limited Liability Company, for and in the consideration of Ten Dollars and other good and valuable considerations in hand paid,  
CONVEYS AND WARRANTS TO: Peter T. Litton and Sharon E. Parke, married to each other, of Chicago, as **Joint Tenants**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION.**

TO HAVE AND TO HOLD said premises in Tenancy by the ~~Entirety~~ <sup>JOINT</sup> forever. This is not homestead property of seller.

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

Permanent Index Number: 17-15-107-077-1050 AND 17-15-107-1111 (parking space)  
Property address: 310 S. Michigan Avenue, Unit 1109, Cook County, State of Illinois  
And Parking Space P2-29 60604

DATED this 14 day of June 2012  
Lux Properties LLC

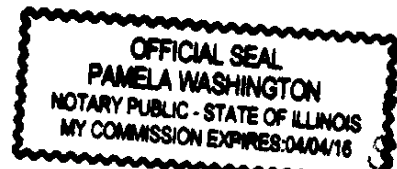
BY: Patrick Landrosh, its Member/Manager

BY: Marta Landrosh, its Member/Manager  
(formerly known as Marta Karamerczak)

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 Patrick Landrosh and Marta Landrosh, 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 notarial seal this 14th day of June 2012.  
  
Notary Public



S  
P  
31  
N  
SCY  
INT ID

Prepared By: Jackie LeFevre, Attorney at Law, 217 South Emerson Street, Mount Prospect, IL 60056

REAL ESTATE TRANSFER	07/06/2012
CHICAGO:	\$4,005.00
CTA:	\$1,602.00
<b>TOTAL:</b>	<b>\$5,607.00</b>



17-15-107-077-1050 | 20120601601867 | WF1X37

REAL ESTATE TRANSFER	07/06/2012
COOK	\$267.00
ILLINOIS:	\$534.00
<b>TOTAL:</b>	<b>\$801.00</b>



17-15-107-077-1050 | 20120601601867 | KJGKTU

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

#### Legal Description: PARCEL 1:

UNIT 1109 AND P2-29, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S11-J AND IMAGINATION ROOMS 14A AND 14B, LIMITED COMMON ELEMENT(S), 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 DEGREE 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 8718964.

#### 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.

#### PARCEL 4:

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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 FOR, OVER THE LAND DESCRIBED THEREIN, AS MORE PARTICULARLY DESCRIBED THEREIN.

Permanent Index #s: 17-15-107-077-1050 Vol. 0510 and 17-15-107-077-1111 Vol. 0510

Property Address: 310 South Michigan Avenue, Unit 1109, Chicago, Illinois 60604

Property of Cook County Clerk's Office