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WARRANTY DEED

(Illinois)

Joint Tenants

Doc#: 1503749012 Fee: \$60.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/06/2015 09:19 AM Pg: 1 of 2

Angelita Angeles-Blanco, widowed, not since remarried,
Surviving joint tenant, of the City of Hoffman Estates,
County of Cook, State of Illinois,
For and in the Consideration of Ten (\$10.00) DOLLARS,
And other good and valuable consideration in hand paid,
CONVEYS and WARRANTS to:

Joseph F. Delaney and Mary Beth Delaney,
Of 44 N. Van Ave., Arlington Heights, IL 60004

Not as tenants in common, but as joint tenants,
all interest in the following described Real Estate situated in Cook County, Illinois:

PARCEL 1: UNIT 1004, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S10-E, A LIMITED COMMON ELEMENT, AND PARKING SPACE UNITS P4-23 / P4-24, 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 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: 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, OVER THE LAND DESCRIBED THEREIN, AS MORE PARTICULARLY GRANTED, DEFINED AND DESCRIBED THEREIN.

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 950
Schaumburg, IL 60173

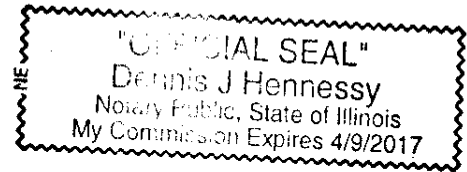
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Property Address: 310 S. Michigan Avenue, Unit 1004, Chicago, Illinois 60604
PIN: 17-15-107-078-1032 and 17-15-107-078-1190

Subject to: Real Estate Taxes for 2014 and subsequent years, easements, covenants and restrictions of record; together with all appurtenances thereunto belonging, or in any way appertaining to, and hereby waiving all the estate, right, title interest, claim, or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property, including the release and waiver of the right of homestead, TO HAVE AND TO HOLD, not at tenant in common, but as joint tenants, forever.

DATED this 26th day of January 2015



Angelita Angeles-Blanco
Angelita Angeles-Blanco

State of California, County of Inyo, I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Angelita Angeles-Blanco** is 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 she signed, sealed and delivered the said instrument as her 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 26th day of January 2015

My Commission expires 4-9-17

Dennis Hennessy
Notary Public

This Instrument was prepared by:
Dennis Hennessy, Attorney at Law, 215 Catalpa, Itasca, IL 60143

Mail to and Send Tax bills to: **Joseph F. Delaney and Mary Beth Delaney**

44 N. VALL #311
Arlington Hts IL 60005

REAL ESTATE TRANSFER TAX		03-Feb-2015
	COUNTY:	185.00
	ILLINOIS:	370.00
	TOTAL:	555.00

17-15-107-078-1032 | 20150101660070 | 1-035-449-984

REAL ESTATE TRANSFER TAX		03-Feb-2015
	CHICAGO:	2,775.00
	CTA:	1,110.00
	TOTAL:	3,885.00

17-15-107-078-1032 | 20150101660070 | 1-072-330-363