

# UNOFFICIAL COPY



Doc#: 1506433058 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/05/2015 02:24 PM Pg: 1 of 3

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

FIRST AMERICAN TITLE  
ORDER # 20150583  
1502

THE GRANTOR(S) Cameron Williams and Patty Williams, husband and wife, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Virgil Tam and Jennie Wong, husband and wife, as joint tenants, of 706 Cleveland Avenue, Arlington Heights, IL 60005 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

SUBJECT TO: Covenants, conditions and restrictions of record; Public and utility easements; Acts done by or suffered through Buyer; Condominium declaration and bylaws; general real estate taxes not yet due and payable

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): 17-15-107-078-1328 17-15-107-078-1154

Address(es) of Real Estate: 310 South Michigan Avenue Unit 711 + P3-31  
Chicago, IL 60604

Dated this 27th day of February 2015

Cameron Williams

Patty Williams

REAL ESTATE TRANSFER TAX		03-Mar-2015
	CHICAGO:	2,025.00
	CTA:	810.00
	TOTAL:	2,835.00

17-15-107-078-1328 | 20150201666164 | 0-047-817-088

### REAL ESTATE TRANSFER TAX

		03-Mar-2015
	COUNTY:	135.00
	ILLINOIS:	270.00
	TOTAL:	405.00

17-15-107-078-1328 | 20150201666164 | 0-646-594-944



First American  
Title Insurance Company

Warranty Deed - Individual

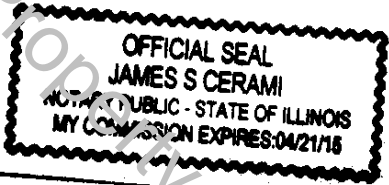
SY  
P4  
SN  
SCV  
INT

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Cameron Williams and Patty Williams, personally known to me to be the same person(s) whose name(s) 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 official seal this 27th day of February, 20 15.



James S Cerami  
Notary Public

Prepared by:  
Cerami Law Firm LLC  
18w140 Butterfield Rd. Ste. 930  
Oakbrook Terrace, IL 60181

Mail to:  
Michael Samuels  
720 Osterman Ave., #301  
Deerfield, IL 60015

Name and Address of Taxpayer:  
Virgil Tam and Jennie Wong  
310 South Michigan Avenue Unit 711  
Chicago, IL 60604

PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

## Exhibit "A" – Legal Description

UNIT 711, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S7-1, A LIMITED COMMON ELEMENT, AND PARKING SPACE UNIT P3-31, 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.

