## **UNOFFICIAL COPY**

**WARRANTY DEED** 

**ILLINOIS** 

**STATUTORY** 

Doc#: 1512518017 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 05/05/2015 09:22 AM Pg: 1 of 3

THE GRANTOR, LETREGO, LLC, a Florida Limited Liability Company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid. CONVEYS and WARRANTS to GENE CHENG and JUDY CHENG, as Joint Tenants, all interest in the following described Roal Estate situated in the County of COOK, in the State of Illinois, to wit:

#### PARCEL 1:

UNIT 501 IN THE METROPOLITAN TOWER CONDOMINIUM, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT(S) STORAGE SPACE S5-B, AND PARKING SPACE UNIT P5-6, ALL IN 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 FRIVATE 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, ALI, 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 2: 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.

CCRD REVIEWER

{Closing Documents for LETRECO, LLC (A0402681x96BEB).doc}

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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 073510377, 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 DESCRIBED THEREIN.

#### **SUBJECT TO:**

Covenants, conditions; and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any, and general real estate taxes not yet due and payable at the time of Closing.

To have and to hor said premises forever.

Permanent Index Number(s):

17-15-107-078-1310; AND 17-15-107-078-1236

Address(es) of Real Estate.

Parking Space number:

Storage Space number:

310 South Michigan Avenue, Unit 501, Chicago, IL 60604

P5-6 S5-B

REAL ESTATE TRANSFER TAX			04-May-2015
		COUNTY:	222.75
	(36)	ILLINOIS:	445.50
		TOTAL:	<b>66</b> 8.25
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## **UNOFFICIAL COPY**

April 13, 2015

LETRECO, LLC, a Florida
Limited Liability Company

By: Mark McClain as attorney in fact for Lee E. Tenzer, Sole Manager

STATE OF SS.

COUNTY OF SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid certifies that Mark McClain as attorney in fact for Lee E. Tenzer, Sole Manager of LETRECO, LLC and personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager, he signed sealed, and delivered the said instrument pursuant to authority given said company, as his free and voluntary act, for the user, and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal on April 12, 2015.

OFFICIAL SEAL
MARY C. BRADLEY
Notary Public - State of Illinois
My Commission Expires 8/28/2018

Notary Public

### Prepared By:

Jennifer LaMell Goldstone, Esq. Shaw Fishman Glantz & Towbin, LLC 312 North Clark St., Suite 800 Chicago IL. 60654

### After Recording Mail to:

Gene Cheng and Judy Cheng 4316 W Deermeadow Drive Peoria, Illinois 61615

#### Send Tax Bills To:

Gene Cheng and Judy Cheng 4316 W Deermeadow Drive Peoria, Illinois 61615