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Doc#: 1517556011 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/24/2015 09:57 AM Pg: 1 of 6

19/1/15
WARRANTY DEED

ILLINOIS

STATUTORY

PTTS- 2139
THE GRANTOR, LETRECO, 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 HUSBAND & WIFE AS TENANTS BY THE ENTIRETY RUSSELL J. KILLION and ROWENA G. KILLION, 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:

SUBJECT TO:

Covenants, conditions, and restrictions of record; and 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 hold said premises forever.

Permanent Index Number(s): 17-15-107-078-1466; and 17-15-107-078-1084
Address(es) of Real Estate: 310 South Michigan Avenue, Unit 2202, Chicago, IL 60604
Parking Space Number: P1-40

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May 27, 2015

LETRECO, LLC, a Florida
Limited Liability Company

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

STATE OF Illinois)
) SS.
COUNTY OF Cook)

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 uses 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 May 27 2015.



[Signature]
Notary Public

Prepared By:

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

Send Tax Bills To:

Russell J. Killion and Rowena G. Killion
310 South Michigan Avenue, Unit 2202
Chicago, IL 60604

~~After Recording Mail to:~~

Scott Bromann, Esq.
127 W. Willow Ave.
Wheaton, IL 60187

Mail TO
PROPER TITLE, LLC
180 N. LaSalle Street
Ste. 2440
Chicago, IL 60604

1091

PT15-02139

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JENNIFER GOLDSTO

As an Agent for Chicago Title Insurance Company

321 N. CLARK STREET, SUITE 800 CHICAGO, IL 60654

Commitment Number: PT15_02139AA4

SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:
310 S. MICHIGAN AVENUE, UNIT 2202
CHICAGO, IL 60604
Cook County

The land referred to in this Commitment is described as follows:

PARCEL 1:

UNIT 2202, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT(S) STORAGE SPACE S21-P, AND PARKING SPACE UNIT P1-40, 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:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED

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SHAW FISHMAN GLANTZ & TOWBIN
As an Agent for Ticor Title Insurance Company
321 N. CLARK STREET, SUITE 800 CHICAGO, IL 60654

Commitment Number:PT15_02139AA4

SCHEDULE C

(Continued)



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 AND SECOND AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED AUGUST 29, 2008 AS DOCUMENT NUMBER 0824216033 (AS THE SAME MAY BE AMENDED FROM TIME TO TIME, THE "REA"), OVER THE LAND DESCRIBED THEREIN, AS MORE PARTICULARLY DESCRIBED THEREIN.

17-15-107-078-1466
17-15-107-078-1084

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REAL ESTATE TRANSFER TAX		10-Jun-2015
	COUNTY:	360.50
	ILLINOIS:	721.00
	TOTAL:	1,081.50
17-15-107-078-1466 20150501690487		1-403-192-192

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REAL ESTATE TRANSFER TAX	11-Jun-2015
CHICAGO:	5,407.50
CTA:	2,163.00
TOTAL:	7,570.50

17-15-107-078-1466 | 20150501690487 | 1-555-268-480

