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Doc#: 1527208184 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/29/2015 01:49 PM Pg: 1 of 2

**Warranty Statutory (IL)
(Corp To Ind.)**

THE GRANTOR, SAMARTANO & COMPANY, a corporation created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, **CONVEY and WARRANT** to Anna L. Huang, married to Michael Huang of 505 N. Lake Shore Drive, Unit 3103, Chicago, IL 60611,

Dec ID 20150901629361
ST/CO Stamp 1-491-898-240 ST Tax \$57.00 CO Tax \$28.50
City Stamp 2-065-973-120 City Tax: \$598.50

(The Above Space For Recorder's Use Only)

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



**PARCEL 1:
UNIT#B-104 IN LAKE POINT TOWER GARAGE CONDOMINIUM AS DELINEATED
ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95898155, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.


**PARCEL 2:
EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR THE PURPOSES OF STRUCTURAL SUPPORT, INGRESS AND EGRESS AND UTILITY SERVICES AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 7, 1988 AND KNOWN AS TRUST NUMBER 1043-99-09 DATED JULY 13, 1988 AND RECORDED JULY 14, 1988 AS DOCUMENT 88309160 AND RE-RECORDED SEPTEMBER 28, 1988 AS DOCUMENT 88446237, AS AMENDED BY INSTRUMENT RECORDED AUGUST 19, 1992 AS DOCUMENT 92616148, AND AS FURTHER AMENDED BY INSTRUMENT RECORDED DECEMBER 27, 1995 AS DOCUMENT 95898506.**

Permanent Real Estate Index Number: 17-10-214-019-1105

Address of Real Estate: 505 N. Lake Shore Drive, B-104, Chicago, Illinois 60611

REAL ESTATE TRANSFER TAX		29-Sep-2015
	COUNTY:	28.50
	ILLINOIS:	57.00
	TOTAL:	85.50

17-10-214-019-1105 | 20150901629361 | 1-491-898-240

REAL ESTATE TRANSFER TAX		29-Sep-2015
	CHICAGO:	427.50
	CTA:	171.00
	TOTAL:	598.50

17-10-214-019-1105 | 20150901629361 | 2-065-973-120

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, this 24th day of September, 2015.

BY: Martin V. Samartano
 Samartano & Company
 Martin V. Samartano, President

SUBJECT TO: General real estate taxes not due and payable at the time of closing; Terms, provisions, covenants, conditions and options contained in and rights and easements established by the declaration of condominium recorded as document number 95898155; Encroachments shown on the survey recorded as document number N-108152 and N-112654 and N-118953; Terms, provisions, and conditions relating to the easement described as parcel 2 contained in the instruments creating said easements; Rights of the adjoining owner or owners to the concurrent use of said easements; Easement for, but not limited to the following purposes: ingress and egress, structural support, and utility services, as set forth in declaration of covenants, conditions, restrictions, and easements recorded as document number 88309160 and re-recorded as document number 88446237 and as amended by document number 92616148; Easements (construction and perpetual) for construction, maintenance, repair and replacement made by and between Lake Point Tower Condominium Association recorded as document number 98532940.

STATE OF ILLINOIS)
) S.S.
 COUNTY OF C O O K)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Martin V. Samartano personally known to me to be the President of Samartano & Company and 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 severally acknowledged that as such President, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 24th day of September, 2015.



Jeannine Miyuskovich
 Notary Public

MAIL TO:
 Edward J. Flynn
 Flynn & Flynn Law Office
 1415 W. 22nd Street, Tower Floor
 Oak Brook, Illinois 60523

SEND SUBSEQUENT TAX BILLS TO:
 Anna L. Huang
 505 N. Lake Shore Drive, Unit 3103
 Chicago, Illinois 60611

THIS INSTRUMENT WAS PREPARED BY:
 William M. Brennan
 GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.
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 Second Floor
 Burr Ridge, IL 60527 (630) 655-6000