

IL 60603

GREATER METROPOLITAN TITLE, LLC  
120 S. LaSALLE STREET, SUITE 1720  
CHICAGO, IL 60603  
FILE# 15-1258



Doc#: 1535144053 Fee: \$46.00  
RHSP Fee: \$9.00 IPHF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/17/2015 03:49 PM Pg: 1 of 5

Property of Cook County Clerk's Office

**WARRANTY DEED**

Grantors, Christie Nordhielm and Marta Dapena-Baron of the City of Ann Arbor, State of Michigan for and in consideration of Ten (\$10.00) Dollars, and other valuable consideration in hand paid, convey and warrant to Douglas S. Hayden, 457 DuFahze Street, Naperville, Illinois 60565, the following described real estate situated in Cook County, Illinois:

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NUMBERS: 17-15-107-078-1472 and 17-15-107-078-1059

PROPERTY ADDRESS: 310 S. Michigan Avenue, Unit 2208 and Units P1-11 and P1-12, Chicago, Illinois 60604

The subject property is not the homestead of the Grantors.

Grantors covenant with Grantee that they have not done or suffered to be done anything whereby the real estate is or may be in any manner encumbered or charged, except as set forth in this deed, and that the Grantors will defend the real estate and warrant title subject to: covenants, conditions and restrictions of record; building lines and easements, if any; and general real estate taxes not due and payable at the time of Closing.

Dated this 2nd day of December, 2015.

REAL ESTATE TRANSFER TAX		14-Dec-2015
	CHICAGO:	10,237.50
	CTA:	4,095.00
	TOTAL:	14,332.50
17-15-107-078-1472   20151201651821   0-358-474-816		

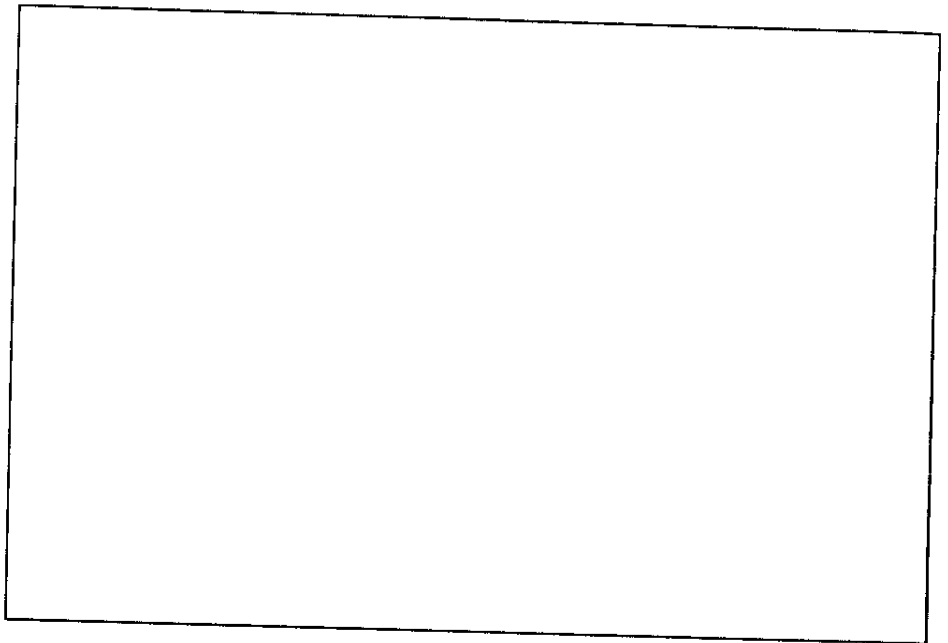
Christie Nordhielm

REAL ESTATE TRANSFER TAX		14-Dec-2015
	COUNTY:	682.50
	ILLINOIS:	1,365.00
	TOTAL:	2,047.50
17-15-107-078-1472   20151201651821   0-051-176-512		

Marta Dapena-Baron

RECEIVED

# UNOFFICIAL COPY



Property of Cook County Clerk's Office

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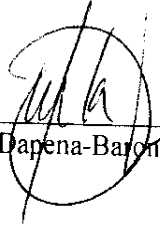
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Christie Nordhielm

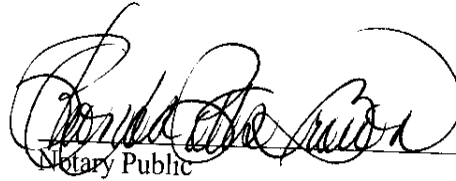
  
\_\_\_\_\_  
Marta Dapena-Baron

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State of Michigan )  
County of Washtenaw ) SS

The undersigned, a Notary Public in the State of Michigan, does hereby certify that Christie Nordhielm, a single woman, who 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 and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2nd day of December, 2015.

  
Notary Public

RHONDA POTTS BROWN  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WASHTENAW  
MY COMMISSION EXPIRES Jan 4, 2018  
ACTING IN COUNTY OF WASHTENAW

State of Michigan )  
County of \_\_\_\_\_ ) SS

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Given under my hand and notarial seal this \_\_\_\_\_ day of December, 2015.

\_\_\_\_\_  
Notary Public

This document prepared by:

Charles E. Alexander  
40 Skokie Boulevard  
Suite 400  
Northbrook, Illinois 60062

After recording mail to:

Frank W. Jaffe  
Jaffe & Berlin, L.L.C.  
111 W. Washington Street  
Suite 900  
Chicago, Illinois 60602

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                                      ) SS  
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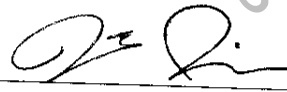
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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 2208 IN THE METROPOLITAN TOWER CONDOMINIUM, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT(S) STORAGE SPACE S16-P, AND PARKING SPACE UNIT P1-11/P1-12, 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 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.

### PARCEL2:

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.

### PARCEL3:

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.

### PARCEL4:

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