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Doc#: 1601104010 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/11/2016 09:49 AM Pg: 1 of 4

150110 50 AWC CT 1 of 4 NWC

Property of Cook County Clerk's Office

WARRANTY DEED

THIS INDENTURE, Made this 24th day of December, 2015, between Todd Hamilton, GRANTOR, and Henry L. Cooper and Kim C. Cooper, husband and wife, as tenants by the entirety, GRANTEES, WITNESSETH, that GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by GRANTEES, the receipt whereof is hereby acknowledged and pursuant to the authority given by the GRANTOR, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEES, FOREVER, all of the following described real estate, situated in the County of Cook, and the State of Illinois known and described as follows to wit:

SEE ATTACHED EXHIBIT A

Hereby releasing and waiving all the undersigned by virtue of the Homestead Laws of the State of Illinois.

SUBJECT to all easements, rights of way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Box 400

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WITNESS Grantor hands this the 24th day of December, 2015.



Todd Hamilton


STATE OF Colo. }
COUNTY OF Jefferson } SS

I, the undersigned, a Notary Public in and for said County, in the State of ~~Illinois~~ ^{Colorado}, DO HEREBY CERTIFY that Todd Hamilton 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 he signed and delivered the said instrument as his own free and voluntary act and as the free for the uses and purposes set forth.

Given under my hand (and) notarial seal on this 19th day of December, 2015.

SEAL

PAMELA R. PARKER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 19934008226
MY COMMISSION EXPIRES SEPTEMBER 02, 2017



Notary Public

My commission expires:

9-2-17

This document was prepared by:
Wendy M. Reutebuch
Carlson Dash, LLC
216 S. Jefferson Street, Suite 504
Chicago, Illinois 60661

After recording mail to:
Scott D. Hodes
Attorney at Law
180 N. LaSalle Street, Suite 3700
Chicago, Illinois 60601

Send subsequent tax bills to:
Henry L. Cooper
77 E. Walton Street, Unit 27A
Chicago, Illinois 60611

COOK COUNTY Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Unit 27A in the residences at 900 Condominium Association, as delineated on a survey of the following described real estate:

Lots 1, 2, 3 and 4 in the Plat of resubdivision of 900 North Michigan No. 2, part of the land, property and space of Lots 1, 5 and 6 in "900 North Michigan", being a resubdivision of land, property and space of part of block 13 and the accretions thereto in Canal Trustees' Subdivision of the South Fractional 1/4 of Section 3, Township 39 north, Range 14 East of the third principal Meridian, according to the Plat thereof recorded May 9, 1989 as document 89208433, in Cook County, Illinois, which survey is attached as exhibit "A" to the declaration of condominium recorded August 28, 2007 as document number 0724015057, and amended by First Amendment recorded December 27, 2007 as document 0736115108, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Perpetual easements and other easement rights for the benefit of Parcel 1 as declared and created by the Declaration of covenants, conditions, restrictions and easements made by LaSalle National Bank, as trustee under trust number 107701 and LaSalle National Bank, as trustee under trust number 113495 dated as of April 20, 1989 and recorded May 9, 1989 as document 89208434, said easements being over lots 4 and 5 in 900 North Michigan, being a resubdivision of the land, property and space of part of Block 13 and the accretions thereto in Canal Trustees' Subdivision of the South Fractional 1/4 of Section 3, Township 39 north, Range 14, East of the third principal Meridian, according to the Plat thereof recorded May 9, 1989 as document 89208433, in Cook County, Illinois.

As further described in the assignment and assumption of rights and obligations in declaration of covenants, conditions, restrictions and easements dated as of April 27, 2005 and recorded April 28, 2005 as document number 0511845085 by and between 900 Tower, LLC and 900 North Michigan, LLC.

Parcel 3:

Easements in favor of Parcel 1 as created by easement agreement made by and between 900 Tower, LLC and 900 North Michigan, LLC, dated April 27, 2005 and recorded April 28, 2005 as document number 0511845100 for the following purposes: (1) Ingress and egress over, on and across the "ROP property" as defined therein; (2) in and to all structural members, footings, caissons, foundations, columns, and beams and other supporting components located within or constituting a part of the "ROP property" as defined therein; (3) The use for their intended purposes of all facilities at any time located in the "Rop property" as defined therein and connected facilities at

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any time located in the "Rop property" as defined therein which provide or shall be necessary to provide the insured land with any utilities or other services or which otherwise may be necessary to the operation of the insured land; (4) to maintain encroachments; (5) for Ingress and egress over, on, across, and through those sections of the common or fire stairways located in the "Rop property" as defined therein; and (6) use of the trucking concourse and loading dock located on lower level of the "rop property" as defined therein.



As amended by amended and restated declaration of Covenants, conditions restrictions and easements dated August 27, 2007 and recorded August 27, 2007 as document number 0723960081 made by LaSalle Bank National Association, as Trustee Under Trust Agreement dated January 2, 1987 and known as trust No. 111150, 900 tower, LLC, a Delaware Limited liability company, 900 North Michigan, LLC, a Delaware Limited liability company and the 132 East Delaware Place Condominium Association.


Parcel 4:

The exclusive right to the use of storage space "27A", a limited common element, as defined in the declaration aforesaid recorded as document number 0724015057 and amended by First Amendment recorded December 27, 2007 as document 0736115108 and depicted on the survey attached as exhibit "A".

PIN: 17-03-211-041-1037

Commonly known as: 77 E. Walton Street, Unit 27A, Chicago, IL 60611

REAL ESTATE TRANSFER TAX		29-Dec-2015
	COUNTY:	1,828.75
	ILLINOIS:	3,657.50
	TOTAL:	5,486.25
17-03-211-041-1037 20151201655562 1-850-553-408		

REAL ESTATE TRANSFER TAX		29-Dec-2015
	CHICAGO:	27,431.25
	CTA:	10,972.50
	TOTAL:	38,403.75 *
17-03-211-041-1037 20151201655562 1-224-346-688		

* Total does not include any applicable penalty or interest due.