7/0737 UNOFFICIAL COPY WARRANTY DEED (Illinois)

THIS DEED is made as of the 14 day of April, 2016, by and between

Citywide Title Corporation 850 W. Jackson Blvd., Ste. 320 Chicago, IL 60607

ROBERT BIRKHEAD and GERTRUDE BIRKHEAD and HEATHER BIRKHEAD

("Grantor," whether one or more),

and

161241°265D

Doc#: 1612419065 Fee: \$46.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 05/03/2016 10:26 AM Pg: 1 of 5

K&M REAL ESTATE MANAGEMENT, INC. AN ILLINOIS CORPORATION

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the <u>County of COOK</u> and State of Illinois known and described as follows, to wit:

"SEE ATTACHED LEGAL DESCRIPTION"

COMMONLY KNOWN AS: 233 E ERIE ST., UNIT 1106, CHICAGO, IL 60611

PARCEL INDEX NUMBER (PIN): 17-10-203-027-1026 (VOL: 701)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2014 and subsequent years.



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COMMONLY KNOWN AS: 233 E ERIE ST., UNIT 1106, CHICAGO, IL 60611

PARCEL INDEX NUMBER (PIN): 17-10-203-027-1026 (VOL: 501)

IN WITNESS WHEREOF, said Grantor has caused it name to be signed to these presents, this day of	s signature to be hereto affixed, and has caused its
ROBERT BIRKHTAD GERTRUDE BIRI	Heather Deleace KHEAD HEATHER BIRKHEAD
Prepared by: Rosenchel Law Group, LLC, 3700 W	Devon Ave, Lincolnwood, IL 60712
MAIL TO: K+M Real Estate 10625 Bonnie Glen M. Orland Park IL 60462	SEND SUBSEQUENT TAX BILLS TO: K & M REAL ESTATE 10625 Bonnegkn Place Orland Park IL 60462
OR RECORDE	R'S OFFICE BOX NO
State of IL) SS County of COOK)	C
I, the undersigned, a Notary Public in and for said County and State, do h BIRKHEAD and HEATHER BIRKHEAD, is/are personally known to me the foregoing instrument, appeared before me this day in person and acknow as their free and voluntary act for the uses and purposes therein set forth	to be the same person(s) whose name(s) is/are subscribed to
Given under my hand and official seal, this day of	Dri' \ ,2012.
Notary Public	
My Commission Expires: 6-19-16	OFFICIAL SEAL HARLEY B ROSENTHAL Notary Public - State of Illinois My Commission Expires Jun 19, 2016

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EXHIBIT "A"

PARCEL 1: UNIT NUMBER 1106 IN THE STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 26 STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20 TO 24 AND LOT 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.13 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLAN'S COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SIUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WES 1 3 JA FEET OF BLOCK 32, (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF), IN KINZIE'S ADDIT ON TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIA V. IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26017897 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDV. N. B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT 1715549 ON THAT PARTY OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT 26017895.

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REAL ESTATE TRAI	NSIER TAX	19-Apr-2016
	CHICAGO:	1,237.50
	CCTA:	495.00
	TOTAL:	1,732.50 *

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

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REAL ESTATE TRANSFER TAX		
DEAL COTATE TRANSFER	ΓΛΥ	
Ox		
0		
	, , ,	
710	738	

19-Apr-2016





COUNTY:

82.50

ILLINOIS:

165.00

TOTAL:

247.50

17-10-203-027-1026 | 20160401693137 | 1-615-995-200