# PT16-30343

## **UNOFFICIAL COPY**

WARRANTY DEED

**ILLINOIS** 

**STATUTORY** 

mail To

Proper Title, LLC

180 N. Lasalle Ste. 1920
Chicago, IL 6060

PT16-30343



Doc#: 1615255014 Fee: \$46.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 05/31/2016 01:14 PM Pg: 1 of 5

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 MARK NEWQUIST and MARGARET NEWQUIST,

\*\*AUSBRICE\*\* AS JUNE A

#### PARCEL 1:

UNIT 2004 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT STORAGE SPACE \$20-E, ALL 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 LOT S 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, 7871) 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 7, 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 PROPER 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

{Closing Documents for LETRECO, LLC (A0437641x96BEB).dec}

1615255014 Page: 2 of 5

### **UNOFFICIAL COPY**

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 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 AS AMENDED BY SECOND AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED MAY 29, 2008 AS DOCUMENT NUMBER 0824216033, CVER THE LAND DESCRIBED THEREIN, AS MORE PARTICULARLY GRANTED, DEFINED AND DESCRIBED THEREIN.

#### PARCEL 5:

UNITS P6-25/P6-26 IN THE METROPOLITAN TOWER CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE METROPOLITAN TOWER CONDOMINIUM, WHICH PLAT OF SURVEY DELINEATES PAPT OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF LOT \$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 7, 2007 AS DOCUMENT NUMBER 0735103078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

#### SUBJECT TO:

Covenants, conditions and restrictions of record and building lines and easements, if any provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

This property is not Homestead. To have and to hold said premises forever

Permanent Index Number(s):

17-15-107-078-1442; and 17-15-107-078-1283

Address(es) of Real Estate:

310 South Michigan Avenue, Unit 2004, Chicago L 60604

Parking Space Number(s):

Unit P6-25/P6-26

1615255014 Page: 3 of 5

## **UNOFFICIAL COPY**

May\_6, 2016 LETRECO, LLC, a Florida Limited Liability Company Mark McClain as attorney in fact for Lee E. Tenzer, Sole Member STATE OF .....) SS. COUNTY OF... 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 Member 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 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 exist. Given under my hand and official seal on May 2, 2016. Clert's Office Prepared By:

Jennifer LaMell Goldstone, Esq. Shaw Fishman Glantz & Towbin, LLC 321 North Clark St., Suite 800 Chicago IL. 60654

After Recording Mail 10: Albert Beaudreau, Esc. 11340 West 159th Street Orland Park, IL 60467

MALL & MARCARET NEW RUST 310 S. MICHIGAN AVE # 2004 Concesão I LOGOY

Send Tax Bills To:

Mark Newquist and **Margaret Newquist** 310 South Michigan Avenue, Unit 2004 Chicago, IL 60604

1615255014 Page: 4 of 5

# **UNOFFICIAL COPY**





AX 23-Ma COUNTY: U.LINOIS: TOTAL:

CCUNTY: 23-May
CCUNTY: 225.
ULINOIS: 450.00
TOTAL: 675.00
17-15-107-078-1442 | 20130501600627 | 0-512-940-352

1615255014 Page: 5 of 5

## **UNOFFICIAL COPY**

ER TAX 23-May-2016

CHICAGO: 3,375.00

CIA: 4,72F

CHICAGO: 3,37.
CHICAGO: 3,37.
CT.1. (1,350.0,
10.7.4.: 4,725.00

17-15-107-078-1442 | 20,60501600627 | 1-106-696-512

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