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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

WARRANTY DEED

ILLINOIS

STATUTORY

mail to

Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601

PT16 - 30343

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, HUSBAND & WIFE AS JOINT TENANTS, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

PARCEL 1:

UNIT 2004 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT STORAGE SPACE S20-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, 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

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

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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, COVER 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 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 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

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|-----------------------------|---|
| 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, IL 60604 |
| Parking Space Number(s): | Unit P6-25/P6-26 |

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Property of Cook County Clerk's Office

| REAL ESTATE TRANSFER TAX | | 23-May-2016 |
|---|-----------|---------------|
|  | COUNTY: | 225.00 |
|  | ILLINOIS: | 450.00 |
| | TOTAL: | 675.00 |
| 17-15-107-078-1442 20130501600627 | | 0-512-940-352 |

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REAL ESTATE TRANSFER TAX 23-May-2016

CHICAGO: 3,375.00
CTA: 1,350.00
TOTAL: 4,725.00 *



17-15-107-078-1442 | 20160501600627 | 1-106-696-512

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