

# UNOFFICIAL COPY

## WARRANTY DEED

ILLINOIS

STATUTORY

mail TO

Proper Title, LLC

2013 180 N. LaSalle Ste. 1920  
Chicago, IL 60601

PTile - 30346



16183551500

Doc#: 1618355150 Fee: \$46.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/01/2016 03:48 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 TAHIRA PAYNE and ANDREW PAYNE, as Joint Tenants, with full rights of survivorship and not as tenants in common, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

### PARCEL 1:

UNIT 1804 AND P6-11/P6-12HC, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT STORAGE SPACE S18-E ~~UNIT 1804 AND P6-11/P6-12HC, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT STORAGE SPACE S18-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 CHICAGO 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

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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

**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 AUGUST 29, 2008 AS DOCUMENT NUMBER 0824216033, OVER THE LAND DESCRIBED THEREIN, AS MORE PARTICULARLY GRANTED, DEFINED AND DESCRIBED THEREIN.

**SUBJECT TO:**

Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet 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):	17-15-107-078-1415; 17-15-107-078-1272
Address(es) of Real Estate:	310 South Michigan Avenue, Unit 1804, Chicago, IL 60604
Parking Space Number(s):	Unit P6-11 and P6-12

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May 6, 2016LETRECO, LLC, a Florida  
Limited Liability CompanyBy: [Signature]  
Mark McClain as attorney in fact for  
Lee E. Tenzer, Sole MemberSTATE OF Illinois)  
COUNTY OF Cook) SS.

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 6, 2016.
[Signature]  
Notary Public
**Prepared By:**

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

**After Recording Mail to:**

Dean Kalamatianos, Esq.  
2045 West Grand Avenue, Suite 200 203  
Chicago, IL 60612

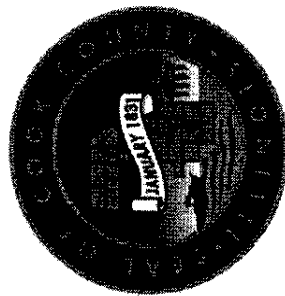
**Send Tax Bills To:**

Andrew Payne and  
Tahira Payne  
310 South Michigan Avenue, Unit 1804  
Chicago, IL 60604

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REAL ESTATE TRANSFER TAX

30-May-2016



COUNTY:

221.25

ILLINOIS:

442.50

TOTAL:

663.75

17-15-107-078-1415

20160501600636

1-389-443-392

Property of Cook County Clerk's Office

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# REAL ESTATE TRANSFER TAX

02-Jun-2016



**CHICAGO:**

3,318.75

**CTA:**

1,327.50

**TOTAL:**

4,646.25 \*

17-15-107-078-1415 | 20160501600636 | 1-673-484-608

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

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