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Doc#: 1623710066 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/24/2016 11:56 AM Pg: 1 of 3



Chicago Title Insurance Company
Warranty DEED
ILLINOIS STATUTORY

Property of Cook County Clerks Office

THE GRANTOR, Elizabeth Kapel, a widowed woman, of the County of San Diego, State of California, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Conveys and Warrant(s) to Mindaugas Mickevicius, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year.

Hereby releasing and waiving homestead rights.

Permanent Real Estate Index Numbers: 17-22-110-125-1231 AND 17-22-110-125-1467

Address of Real Estate: 1235 South Prairie, Unit 3008, GU-181, S-231, Chicago, IL 60605

Dated this 12 th day of August, 2016.

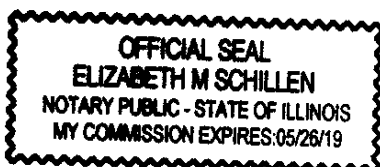
⊗ Elizabeth Kapel
Elizabeth Kapel

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Elizabeth Kapel, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 th day of August, 2016.

Elizabeth M. Schillen (Notary Public)



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Prepared By: Beth Schillen
 Gordon & Centracchio, L.L.C.
 211 W. Wacker Drive, Suite 500
 Chicago, IL 60606

Mail To:



Alexander R. Domenski
 Boodell & Domenski, LLC
~~One~~ One North Franklin, Suite 1200
 Chicago, IL 60606

Name & Address of Taxpayer:
 Mindaugas Mickevicius
 1235 South Prairie, Unit 3008
 Chicago, IL 60605

REAL ESTATE TRANSFER TAX	22-Aug-2016
	CHICAGO: 2,235.00
	CTA: 894.00
	TOTAL: 3,129.00 *

17-22-110-125-1231 | 20160801643701 | 1-689-340-736

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

REAL ESTATE TRANSFER TAX	22-Aug-2016
	COUNTY: 149.00
	ILLINOIS: 298.00
	TOTAL: 447.00

17-22-110-125-1231 | 20160801643701 | 2-107-607-872

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Parcel 1:

Units 3008 and GU-181 in the Tower Residences Condominium as delineated on a survey of the following described land:

Lot 1 in Kiley's Subdivision, being a Subdivision of part of the land property and space in Fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, (except that part of Lot 1 in Kiley's Subdivision, being a Subdivision of part of the land property and space in Fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, lying below a horizontal plane having an elevation of 25.18 Chicago City datum and lying above a horizontal plane having an elevation of 14.88 Chicago City datum and lying within its horizontal boundary projected vertically and described as follows: commencing at the Southwest Corner of Said Lot 1; thence North 00 Degrees 00 Minutes 00 Seconds East, along the West Line Thereof, 19.36 feet; thence South 90 Degrees 00 Minutes 00 Seconds East, 26.32 feet to the point of beginning; thence North 00 Degrees 04 Minutes 10 Seconds West, 36.31 feet; thence Northerly 13.18 feet along the arc of a circle, having a radius of 136.61 feet, convex Westerly, and whose chord bears North 13 Degrees 48 Minutes 32 Seconds West a distance of 13.17 feet; thence North 70 Degrees 29 Minutes 29 Seconds East, 0.41 feet; thence North 88 Degrees 19 Minutes 45 Seconds East, 5.41 feet; thence South 00 Degrees 28 Minutes 25 Seconds West, 1.13 feet; thence South 69 Degrees 54 Minutes 00 Seconds East, 1.72 feet; thence South 00 Degrees 11 Minutes 42 Seconds East, 2.94 feet; thence South 88 Degrees 36 Minutes 47 Seconds East, 2.79 feet; thence South 00 Degrees 05 Minutes 25 Seconds West, 9.70 feet; thence North 89 Degrees 34 Minutes 58 Seconds East, 1.41 feet; thence North 00 Degrees 18 Minutes 21 Seconds East, 0.41 feet; thence South 89 Degrees 41 Minutes 39 Seconds East, 8.87 feet; thence South 00 Degrees 04 Minutes 18 Seconds West, 0.83 feet; thence South 89 Degrees 41 Minutes 50 Seconds East, 3.88 feet; thence North 00 Degrees 18 Minutes 10 Seconds East, 1.99 feet; thence North 89 Degrees 48 Minutes 37 Seconds East, 14.33 feet; thence North 00 Degrees 18 Minutes 17 Seconds East, 1.69 feet; thence North 89 Degrees 52 Minutes 08 Seconds East, 14.43 feet; thence South 00 Degrees 11 Minutes 08 Seconds East, 5.26 feet; thence South 89 Degrees 49 Minutes 40 Seconds East, 14.42 feet; thence South 00 degrees 07 minutes 47 seconds West, 25.19 feet; thence South 89 degrees 52 Minutes 13 Seconds East, 5.67 feet; thence South 00 Degrees 57 Minutes 07 Seconds West, 8.32 feet; thence Westerly 70.75 feet along the arc of a circle, having a radius of 128.18 feet, convex Southerly, and whose chord bears South 89 Degrees 59 Minutes 01 Seconds West a distance of 69.86 feet to the point of beginning), in Cook County, Illinois.

Which survey is attached to the Declaration of Condominium recorded May 15, 2006 as document number 0613532041, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to use Storage Space S-231, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document 0613532041.

Parcel 3:

Non-exclusive easement for the benefit of Parcels 1, and other property for pedestrian and limited vehicular ingress and egress as created by grant of access easement and agreement for use and maintenance of easement Parcel dated July 20, 2000 and recorded July 27, 2000 as document number 00570791 made by Chicago Title Trust number 1080000 and Museum Park East, LLC. and amended by document recorded April 24, 2002 as number 0020470285.