

# UNOFFICIAL COPY



\*1629255007D\*

Doc# 1629255007 Fee \$48.00

RHSP FEE:\$9.00RPRF FEE \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/18/2016 01:17 PM PG: 1 OF 6

WARRANTY DEED

ILLINOIS

STATUTORY

172

mail to

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

PT16-32964

10/2

PT16-32964

THE GRANTOR, MELISSA K. TENZER, a single woman, for Unit 1605, and LETRECO, LLC, a FLORIDA LIMITED LIABILITY COMPANY, for Parking Space P4-41, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JENNIFER PAVELEC and STERLING PAVELEC, ~~joint tenants or tenants in common~~ <sup>as husband and wife, not as wife and husband</sup> ~~but as tenants by the entirety~~, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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.

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the State of Illinois. To have and to hold said premises forever.

Permanent Index Number(s):

17-15-107-078-1389; 17-15-107-078-1200

Address(es) of Real Estate:

310 South Michigan Avenue, Unit 1605 and P4-41,  
Chicago, IL 60604

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September 22, 2016

September 22, 2016

LETRECO, LLC, a Florida  
Limited Liability Company

By: [Signature]  
Mark McClain as attorney in fact for  
Lee E. Tenzer, Sole Member

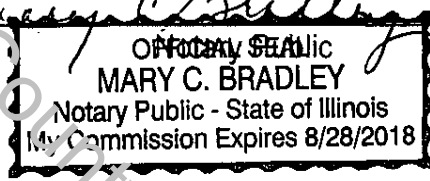
[Signature]  
Melissa K. Tenzer, individually

STATE OF Illinois )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid certifies that Melissa K. Tenzer, 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 she signed sealed, and delivered the said instrument pursuant to authority given said company, as her 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 September 22, 2016.

STATE 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.

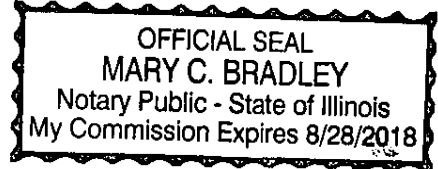
Given under my hand and official seal on September 22, 2016.

[Signature]  
Notary Public

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

**Send Tax Bills To:**  
Jennifer Pavelec and  
Sterling Pavelec  
310 South Michigan Avenue, Unit 1605  
Chicago, IL 60604

~~After Recording Mail to~~  
Jay Collins, Esq.  
~~Collins & Burton, Ltd.~~  
1300 W. Belmont Ave., Suite 405  
Chicago, IL 60657



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Shaw Fishman Glantz & Towbin LLC  
 as an Agent for Chicago Title Insurance Company  
 321 N. CLARK STREET, SUITE 800, CHICAGO, IL 60654

Commitment No.: PT16-32964

## SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:  
 310 S. Michigan Ave, Unit 1605  
 Chicago, IL 60604  
 Cook County

The land referred to in this Commitment is described as follows:

### PARCEL 1:

UNIT 1605 AND PARKING SPACE UNITS P4-41, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT STORAGE SPACE S16-F, AND PARKING SPACE P4-9 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 24130486, 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 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.

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**SCHEDULE C**  
(Continued)

Commonly known as 310 SOUTH MICHIGAN AVENUE, UNIT 1605, Chicago, Illinois 60604  
Parcel ID(s): 17-15-107-078-1389, 17-15-107-078-1200

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		03-Oct-2016
	COUNTY:	325.00
	ILLINOIS:	650.00
	TOTAL:	975.00
17-15-107-078-1389		20160901657719   0-056-039-232

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	03-Oct-2016
<b>CHICAGO</b>	4,875.00
<b>CTA:</b>	1,950.00
<b>TOTAL:</b>	6,825.00 *



17-15-107-078-1389 | 20160901657719 | 0-274-667-328

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