

# UNOFFICIAL COPY



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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/01/2017 10:05 AM PG: 1 OF 3

Property of Cook County Clerk's Office

## WARRANTY DEED

THIS INDENTURE is made as of this 13<sup>th</sup> day of April, 2017 by and between **Arsen Avakian** ("Grantor"), and **J. Phillip O'Brien** ("Grantee"), having a mailing address of 250 East Pearson, Unit 1307, Chicago, IL 60611.

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof.

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS

### REAL ESTATE TRANSFER TAX

01-Jun-2017



CHICAGO:	307.50
CTA:	123.00
TOTAL:	430.50 *

17-03-228-035-4055 | 20170501665085 | 1-128-565-184

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

### REAL ESTATE TRANSFER TAX

01-Jun-2017



COUNTY:	20.50
ILLINOIS:	41.00
TOTAL:	61.50


17-03-228-035-4055 | 20170501665085 | 1-922-861-504

7/m

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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this \_\_\_\_\_ day of April, 2017.

Arsen Avakian


  
\_\_\_\_\_

State of IL

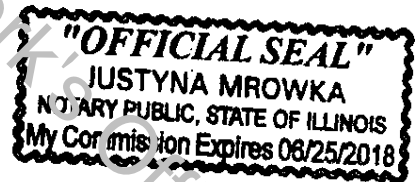
County of COOK )

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Arsen Avakian, 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 and delivered this instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this \_\_\_\_\_ day of April, 2017.

  
\_\_\_\_\_  
Notary Public

Commission expires: 06/25/2018



**Send Subsequent Tax Bills To:**

J. Phillip O'Brien  
250 East Pearson, Unit 1307  
Chicago, IL 60611

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## EXHIBIT A

### Parcel 1:

Parking Unit P55 in the 270 East Pearson Garage Condominiums (as hereinafter described) together with its undivided percentage interest in the common elements which Parking Unit is comprised of:

(a) The leasehold estate, created by the instrument herein referred to as the Lease executed by Northwestern University, a Corporation of Illinois, as Lessor, and 270 East Pearson L.L.C. an Illinois Limited Liability Company as Lessee, dated May 20, 2004, which lease was recorded May 20, 2004 as Document 0414131097 and by Unit Sublease recorded May 21, 2004 as Document Number 0414242247, which lease, as amended, demises the land (as hereinafter described) for a term of 95 years commencing May 20, 2004 (except the buildings and improvements located on the land); and

(b) Ownership of the buildings and improvements located on the following described land: Certain lots in the Residences on Lake Shore Park Subdivision, being a Subdivision of part of Lots 91 to 98 in Lake Shore Drive Addition to Chicago, a Subdivision of part of Blocks 14 and 20 in Canal Trustee's Subdivision of the South Fractional Quarter of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, which Survey is attached as an Exhibit to the Declaration of Condominium recorded May 20, 2004 as Document Number 0414131103, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

### Parcel 2:

Non-exclusive easements for the benefit of Parcel 1 for ingress, egress, use, enjoyment and support as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements recorded as Document Number 0414131098.

### Parcel 3:

Non-exclusive easements for the benefit of Parcel 1 for ingress, egress, use, enjoyment and support as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements recorded as Document Number 0317834091.

PROPERTY ADDRESS: P55  
 250 E. PEARSON ST. UNIT ~~1601~~  
 CHICAGO, IL 60611

PIN-17-03-228-035-4055