Proper Title, LLC UNOFFICIAL CO

Chicago, IL 60601 PTIT- 43497

WARRANTY DEED

ILLINOIS

STATUTORY

PM-43497

1725491937D

Doc# 1725401037 Fee ≇48.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/11/2017 10:04 AM PG: 1 OF 6

THE GRANTOR, LETRECO, LLC, a FLORIDA LIMITED LIABILITY COMPANY, for and in consideration of TEN & 50/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JOHN GRANT, and was all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

PARCEL 1:

PARKING UNIT P4-19, 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 COL NTY, ILLINOIS, AND IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 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 ANDOPERATING 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 MEN, MATERIAL AND EQUIPMENT TO THE EXTENT REASONABLYNECESSARY IN THE PERFORMANCE OF OIL TANK MAINTENANCE, AS THEREIN DEFINED.

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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 DOCUMENTNUMBER 0824216033, OVER THE LAND DESCRIBED THEREIN. AS MORE PARTICULARLY GRANTED, DEFINED AND DESCRIBED THEREIN, NUMBER 0735103077. AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 14, 2008 AS DOCUMENT NUMBER 0804531073 AND AS AMENDED BY SECOND AMENDMENT TO RECIRPOCAL EASEMENT AGREEMENT RECORDED AUGUST 29, 2008 AS DOCUMENT

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; consominium 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): 17-15-107-078-1186

Sour Address(es) of Real Estate: 310 South Michigan Avenue, P4-19, Chicago, IL 60604

1725401037 Page: 3 of 6

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SCHEDULE C (Continued)

NUMBER 0824216033, OVER THE LAND DESCRIBED THEREIN, AS MORE PARTICULARLY GRANTED, DEFINED AND DESCRIBED THEREIN.

> **COOK COUNTY** RECORDER OF DEEDS

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S OFFICE **COOK COUNTY** RECORDER OF DEEDS

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August <u>29</u>, 2017

LETRECO, LLC, a Florida Limited Liability Company

Bv:

Mark McClain as attorney in fact for

Lee E. Tenzer, Sole Member

STATE OF.

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SS.

COUNTY OF ..

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 August 29, 2017.

Motor, 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:

Kenneth C. Swanson, Esq. 2314 West North Avenue, Suite C1-W Chicago, IL 60647

Send Tax Bills To:

John Grant 310 South Michigan Avenue, Unit 2009 Chicago, IL 60604 OFFICIAL SEAL MARY C. BRADILEY Notary Public - State of illinois My Commission Expires 5/25/2018

1725401037 Page: 5 of 6

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REAL ESTATE TRANSFER TAX

ER TAX 31
CHICAGO!
CIA:

TOTAL:

0-271-877-056 20170801615391

* Total does not include any applicable penalty or interest due. 17-15-107-078-1186

Control Contro

1725401037 Page: 6 of 6

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ADD ON COOK

17.50 35.00 52.50









1-627-874-240

TOTAL:
17-15-107-078-1186

20170801615391

1-62