

# UNOFFICIAL COPY



Doc# 1735206095 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/18/2017 04:36 PM PG: 1 OF 4

## QUIT CLAIM DEED

### GRANTOR

**Maria S. Bocanegra**, a single woman, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid,

CONVEY and QUIT CLAIM to the GRANTEE,


**MSB Property LLC 233 E Erie, an Illinois Limited Liability Company**, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**\*SEE ATTACHED LEGAL DESCRIPTION\***



**COMMONLY KNOWN AS:** 233 E. Erie St., Unit 1207  
Chicago, IL 60611

**PERMANENT INDEX NUMBER:** 17-10-203-027-1037

**SUBJECT TO:** General real estate taxes incurred on the property but not yet due and payable, special assessments confirmed after the Sales Contract date, building line and use or occupancy restrictions, conditions and covenants of record, zoning laws and ordinances, easements for public utility, drainage ditches, feeders, laterals, drain tile, pipe or other conduit.

REAL ESTATE TRANSFER TAX	18-Dec-2017
 CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00 *</b>

17-10-203-027-1037 | 20171201670507 | 0-336-081-952

REAL ESTATE TRANSFER TAX	18-Dec-2017
 COUNTY:	0.00
 ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

17-10-203-027-1037 | 20171201670507 | 1-933-497-376

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

*fm*

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## LEGAL DESCRIPTION

**PARCEL 1: UNIT NO. 1207 IN STREETERVILLE CENTER CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 26-STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20, 21, 22, 23, 24 AND 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING ON THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.13 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 5-STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF THE AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32, EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF IN KINZIE'S ADDITION TO CHICAGO IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR STREETERVILLE CENTER CONDOMINIUM ASSOCIATION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 26017897; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**PARCEL 2: EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT NUMBER 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, ALL IN COOK COUNTY, ILLINOIS,**

**PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT 26017895.**

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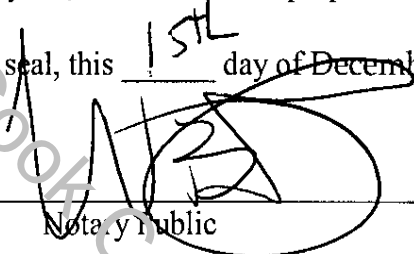
  
\_\_\_\_\_  
Maria S. Bocanegra



STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the County and State afore said **DO HEREBY CERTIFY THAT Maria S. Bocanegra**, personally known to me to be the same persons whose names are 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 herein set forth.

Given under my hand and official seal, this 15<sup>th</sup> day of December, 2017.

  
\_\_\_\_\_  
Notary Public (SEAL)

COUNTY - ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH  
"E", SECTION 4, REAL ESTATE TRANSFER ACT.

**Subsequent tax bills to:**

MSB Property LLC  
525 W. Oakdale Ave #212  
Chicago, IL 60657

**Return to and Prepared by:**

Steven R. Felton & Associates, P.C.  
2220 West North Avenue  
Chicago, Illinois 60647

Public of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in and trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12/15/17

Signature [Signature]  
Grantor or Agent

Dated \_\_\_\_\_

Signature \_\_\_\_\_  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Notary  
THIS 15<sup>th</sup> DAY OF December, 2017.



NOTARY PUBLIC [Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in and trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12/15/17

Signature [Signature]  
Grantee or Agent

Dated \_\_\_\_\_

Signature \_\_\_\_\_  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Notary  
THIS 15<sup>th</sup> DAY OF December, 2017.



NOTARY PUBLIC [Signature]

Note, Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and of a class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, exempt under provisions of Section 4 of the Real Estate Transfer Tax Act.)