

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL



Doc# 1827417009 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/01/2018 09:39 AM PG: 1 OF 3

Preparer File: 2914498
FATIC No.: 2914498

THE GRANTORS, J. Regan Thomas and Rhonda C. Thomas, husband and wife, of the City of Chicago, County of COOK, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Terri E. Strauss, trustee of the Terri E. Strauss Trust dated April 3, 1998, as amended and restated, or her successor(s) in trust, as to an 85% interest and Dale Stackler, married to Terri E. Strauss, as to a 15% interest, not as joint tenants but as tenants in common, of 270 E. Pearson, Chicago, IL 60611 of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; Party wall rights and agreements; General taxes for the year 2018 and subsequent years

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 17-03-228-035-4082

Address(es) of Real Estate: 270 E. Pearson P82
Chicago, IL 60611

Dated this 24th day of September, 2018

FIRST AMERICAN TITLE
FILE # 2914498
2018

J. Regan Thomas

Rhonda C. Thomas

REAL ESTATE TRANSFER TAX	28-Sep-2018
CHICAGO:	375.00
CTA:	150.00
TOTAL:	525.00 *

17-03-228-035-4082 | 20180901693966 | 1-635-621-024

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

REAL ESTATE TRANSFER TAX	28-Sep-2018
COUNTY:	25.00
ILLINOIS:	50.00
TOTAL:	75.00

17-03-228-035-4082 | 20180901693966 | 1-955-502-240



First American
Title Insurance Company

Warranty Deed - Individual

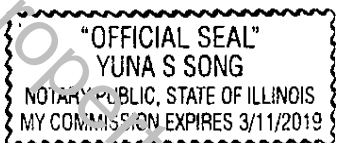
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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT J. Regan Thomas and Rhonda C. Thomas, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 24th day of September, 2018.



[Signature]
Notary Public

Prepared by:
Ilyse D. Murman LLC
25W772 Sunnyridge Court
Wheaton, IL 60189

Mail to:
Marc J. Leaf, Esq.
One North LaSalle St Suite 1620
Chicago, IL 60602

Name and Address of Taxpayer:
~~DA~~ Dale Stackler / Terri E Strauss Trust
270 E. Pearson Unit 603
Chicago, IL 60611

PROPERTY OF COOK COUNTY CLERK'S OFFICE



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Exhibit "A" – Legal Description

PARCEL 1:

Unit P82 in the 270 East Pearson Garage Condominiums as delineated on a Survey of the following described real estate: (as hereinafter described) together with its undivided percentage interest in the common elements, which unit and common elements are comprised of: (a) The leasehold estate (said leasehold estate being defined in Paragraph 1.c. of the Alta Leasehold Endorsement(s) attached hereto), 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 as of May 20, 2004 which lease was recorded May 20, 2004 as Document 0414131097 as and by Unit Subleases recorded May 21, 2004 as Document Numbers 0414242194 and 0414242195 which lease, as amended, demises the land (as hereinafter described) for a term of 95 years commencing May 2004 (except the buildings and improvements located on the land); and (b) Ownership of the buildings and improvements located on the following described land: Lot 3 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 as Document Number 0414131101, 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 Parcels 1, 2 and 3 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 5:

Non-exclusive easements for the benefit of Parcel 3 for ingress, egress, use, enjoyment and support as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements recorded as Document Number 0317834091.

