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Doc#: 1829506213 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/22/2018 01:09 PM Pg: 1 of 3

Dec ID 20181001605184
ST/CO Stamp 0-279-522-464 ST Tax \$173.00 CO Tax \$86.50
City Stamp 0-330-927-264 City Tax: \$1,816.50

WARRANTY DEED

THIS INDENTURE, WITNESSETH, THAT THE GRANTORS, Paul Richards and Lisa Richards, Husband and wife, whose address is 530 N. Lake Shore Drive, City of Chicago, County of Cook, and State of Illinois, 60611, for and in consideration of TEN Dollars and other good and valuable consideration in hand paid, conveys and warrants to Douglas Miller, a single man, never married, of 1350 N. Wells St., Apt F107, City of Chicago, County of Cook, and State of Illinois, 60610 to hold individually, the following described Real Estate in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT 1306 IN THE STREETERVILLE CENTER CONDOMINIUM, AS
DELINEATED ON A 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 TO 24 AND LOT 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF
THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING 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 8 STORY BUILDING
SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE
BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96
FEET OF 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 10,

FIRST AMERICAN TITLE

FILE # 2942255

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TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 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 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, 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.

Subject to: General real estate taxes for the year 2018 and subsequent years; covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Real Estate Index Number(s): 17-10-203-027-1046 Vol. 501
Property Address: 233 E. Erie St., Unit 1306, Chicago, IL 60611

Dated this 19 day of October, 2018.


Paul Richards


Lisa Richards

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STATE OF ILLINOIS)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Paul Richards and Lisa Richards, 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and my seal, this
19th day of October, 2018.

Claudia Petropoulos
Notary Public



My Commission Expires: 08/04/22

Prepared by: Kozar Law Office, LLC, 105 S. Adell Place, Elmhurst, IL 60126

Mail to: Doug Miller 233 S Erie #1306 Chicago IL 60611

Mail future tax bills to: SAME

AFFIX TRANSFER STAMPS ABOVE

or

Exempt under provisions of Paragraph _____, Section 31-45, Property Tax Code.

(Buyer, Sellers or Representative) Date: _____, 2018