

19606978

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1912108131D

Doc# 1912108131 Fee \$40.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/01/2019 02:16 PM PG: 1 OF 2

**SPECIAL
WARRANTY DEED**

THE GRANTOR(S)

USI

(The space above for Recorder's use only)

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, of 3525 Piedmont Road, 7-700, Atlanta, GA 30305, A corporation created and existing by virtue of the laws of the United States of America, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 3 day of April, 2019, REMISE ALIEN AND CONVEY TO THE GRANTEE to Natalie Wahlberg, a single person, of 3201 S Morgan Street, Chicago, Illinois 60606 of in the following described Real Estate situated in Cook County, Illinois, commonly known as 3115 S Michigan Avenue, Suite 507, Chicago, IL 60616, legally described as:

PIN: 17-34-102-051-1035

Parcel 1: Unit No. 507 in the Michigan Indiana Condominium (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 created by the Ground Lease for Michigan Place dated December 7, 1999 between Illinois Institute of Technology, an Illinois not-for-profit corporation, as Lessor, and Michigan Place LLC, as Lessee, recorded by the Cook County Recorder of Deeds on February 29, 2000 as document no. 00147967 including all amendments and exhibits thereto (the "Ground Lease") which Ground Lease demises the land hereinafter described for a term of years ending December 31, 2098 (except the buildings and improvements located on the land); and

(b) Ownership of the buildings and improvement located on the following described land:

Certain parts of Block 1 in Charles Walker's Subdivision of that part North of the South 50 acres of the West 1/2 of the Northwest 1/4 of Section 34, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, as delineated on a survey which is attached as Exhibit "B" to the Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for Michigan Indiana Condominium dated February 23, 2001 and recorded by the Cook County Recorder of Deeds on March 15, 2001 as document 0010205852, as the same may have been amended from time to time (as so amended, "the Declaration"), all in Cook County, Illinois

Parcel 2: The exclusive right to the use of Parking Space 5 and Storage Space 35, limited common elements as delineated on the survey attached to the Declaration aforesaid.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2018 and subsequent years.

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

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Dated this 3 day of April, 2019

Exempt under provision of Paragraph B
Section 31-45, Real Estate Transfer Act.

U.S. Bank Trust, N.A., as Trustee for LSF9
Master Participation Trust

Seller's Representative

Nathan Simpson
Nathan Simpson

STATE OF Georgia
COUNTY OF Fulton) ss.

I, Christina Narhi, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nathan Simpson personally known to me to be the same persons whose names are subscribed in 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 official seal, this 3 day of April, 2019



Christina Narhi
NOTARY PUBLIC

Commission expires 6/2/22

This instrument was prepared by: Albert J. Beaudreau Attorney at Law, 11340 W. 159th Street, Orland Park, IL 60468

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Gunderson Law
2155 W Roscoe
Chicago, IL 60618

Gunderson Law
2155 W Roscoe
Chicago, IL 60618

REAL ESTATE TRANSFER TAX		25-Apr-2019
	COUNTY:	135.00
	ILLINOIS:	270.00
	TOTAL:	405.00
17-34-102-051-1035 20190401655164 1-274-493-856		

REAL ESTATE TRANSFER TAX		25-Apr-2019
	CHICAGO:	2,025.00
	CTA:	810.00
	TOTAL:	2,835.00 *
17-34-102-051-1035 20190401655164 1-482-554-272		

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