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**WARRANTY DEED
Tenants By The Entirety**

THE GRANTORS,

GERALD ABLAN and THELMA A. ABLAN, husband and wife, of Unit 1622, 680 N. Lake Shore Drive, Chicago, Illinois 60611



Doc# 1917513071 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/24/2019 10:10 AM PG: 1 OF 4

for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable considerations to Grantor in hand paid, CONVEY and WARRANT unto

JOHN R. WILTGEN and STEVEN A. OSTER, married to each other. 130 S. CANAL, CHICAGO ILL 60606

GRANTEES, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

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

TO HAVE AND TO HOLD said premises, not as tenants in common, not a joint tenants, but as spouses as tenants by the entirety, forever.

SUBJECT TO: General real estate taxes not due and payable; covenants, conditions and restrictions of record; public and utility easement; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed or unconfirmed; condominium declaration and by laws for the 680 Tower Residence Condominium recorded as document 26912388 and all amendments thereto; Matters numbered as 8 through 17 in Schedule B Section II of the Title Commitment Issued by Old Republic Title Insurance Company under Order Number 1999207

IN WITNESS WHEREOF, said Grantors have caused their names to be signed to these presents, as of the 10th day of June, 2019.

Signed by:

GERALD ABLAN.

THELMA A. ABLAN

1999207 1/1
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

State of ILLINOIS)

) SS

County of COOK)

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT GERALD ABLAN, and THELMA A. ABLAN, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, 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.




(Notary Public)

Commission Expires: OFFICIAL SEAL (SEAL)
MICHELE S KURLANDER
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires June 16, 2020

This instrument was prepared by:
MICHELE S. KURLANDER,
155 N. Michigan, Suite 620,
Chicago, Illinois 60601
(312) 925-9416

REAL ESTATE TRANSFER TAX		21-Jun-2019
	COUNTY:	290.00
	ILLINOIS:	580.00
	TOTAL:	870.00
17-10-202-083-1087 20190601602784 0-492-548-192		

REAL ESTATE TRANSFER TAX		20-Jun-2019
	CHICAGO:	4,350.00
	CTA:	1,740.00
	TOTAL:	6,090.00 *
17-10-202-083-1087 20190601602784 1-372-631-136		

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

Mail to:
James S. Cerami
Cerami Law Firm LLC.
1S450 Summit Avenue, Ste 325
Oak Brook Terrace, Illinois 60181

Send Subsequent Tax Bills to:
John R. Wiltgen & Steven A. Oster
Unit 1622
680 N. Lake Shore Drive
Chicago, Illinois 60611

~~EXHIBIT A~~

~~LEGAL DESCRIPTION~~

~~PARCEL 1:
UNIT NO. 1622, IN 680 TOWER RESIDENCE CONDOMINIUM AS
DELINEATED ON THE SURVEY OF THE FOLLOWING:~~

~~LOT 2, IN PAUL'S SUBDIVISION OF THE LAND, PROPERTY AND SPACE IN
PART OF LOTS 5 AND 6 AND THE TRACT MARKED "ALLEY" LYING
BETWEEN SAID LOTS 5 AND 6 OF COUNTY CLERK'S DIVISION OF THE
UNSUBDIVIDED ACCRETIONS LYING EAST OF AND ADJOINING THE
SUBDIVIDED PARTS OF BLOCKS 43, 44 AND 54 WITH OTHER LANDS IN~~

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 1622, IN 680 TOWER RESIDENCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING:

LOT 2, IN PAUL'S SUBDIVISION OF THE LAND, PROPERTY AND SPACE IN PART OF LOTS 5 AND 6 AND THE TRACT MARKED "ALLEY" LYING BETWEEN SAID LOTS 5 AND 6 OF COUNTY CLERK'S DIVISION OF THE UNSUBDIVIDED ACCRETIONS LYING EAST OF AND ADJOINING THE SUBDIVIDED PARTS OF BLOCKS 43, 44 AND 54 WITH OTHER LANDS IN KINZIE'S ADDITION TO CHICAGO, ILLINOIS IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN: EXCEPTING FROM SAID LOT 2 THAT PART THEREOF, BEING THE PROPERTY AND SPACE AT THE SECOND FLOOR LEVEL OF SAID BUILDING LYING BETWEEN A HORIZONTAL PLANE HAVING AN ELEVATION OF 35.52 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT SAID SECOND FLOOR) AND A HORIZONTAL PLANE HAVING AN ELEVATION OF 50.501 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT THE THIRD FLOOR IN SAID BUILDING) AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID LOT 2 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 2 WHICH IS 70.33 FEET NORTH FROM THE NORTH LINE OF EAST ERIE STREET, AND THIRTY THREE HUNDREDTHS (.033) OF A FOOT EAST FROM THE RANGE LINE, HEREINAFTER DESCRIBED, AND RUNNING THENCE ALONG LINES PARALLEL WITH THE EAST LINE OF NORTH MCCLURG COURT AND ALONG LINES PERPENDICULAR TO SAID EAST LINE, RESPECTIVELY, THE FOLLOWING COURSES AND DISTANCES: WEST 35.21 FEET; NORTH 40.63 FEET; EAST 12.49 FEET; NORTH 12.05 FEET; WEST 4.38 FEET; NORTH 11.6.16 FEET; EAST 6.45 FEET; NORTH 1791 FEET; EAST 20.59 FEET TO A POINT 157 FEET NORTH FROM SAID NORTH LINE OF EAST ERIE STREET AND THIRTY THREE HUNDREDTHS (0.33) OF A FOOT EAST FROM SAID RANGE LINE; THENCE SOUTH PARALLEL, WITH SAID RANGE LINE 86.75 FEET TO THE POINT OF BEGINNING ALSO EXCEPTING FROM SAID LOT 2 THAT PART THEREOF BEING THE PROPERTY AND SPACE AT THE THIRD FLOOR LEVEL OF SAID BUILDING LYING BETWEEN A HORIZONTAL PLANE HAVING AN ELEVATION OF 50.50 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT SAID THIRD FLOOR) AND A HORIZONTAL PLANE HAVING AN ELEVATION OF 62.52 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT THE FOURTH FLOOR OF SAID BUILDING) AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID LOT 2 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 2 WHICH IS 70.33 FEET NORTH FROM THE NORTH LINE OF EAST ERIE STREET AND THIRTY THREE HUNDREDTHS (0.33) OF A FOOT EAST FROM THE RANGE LINE, HEREINAFTER DESCRIBED, AND RUNNING THENCE ALONG LINES PARALLEL WITH THE EAST LINE OF NORTH MCCLURG COURT AND ALONG LINES PERPENDICULAR TO SAID EAST LINE, RESPECTIVELY, THE FOLLOING COURSES AND DISTANCES: WEST 25.17 FEET; NORTH 11.31 FEET; WEST 10.04 FEET; NORTH 29.32 FEET; EAST 12.49 FEET; NORTH 12.05 FEET; WEST 4.38 FEET; NORTH 1516. FEET; EAST 6.45 FEET; NORTH 18.31 FEET; EAST 20.59 FEET TO A POINT 157.08 FEET NORTH FROM SAID NORTH LINE OF EAST ERIE STREET AND THIRTY THREE HUNDREDTHS (0.33) OF A FOOT EAST FROM SAID RANGE LINE; THENCE SOUTH PARALLEL WITH SAID RANGE LINE 86.75 FEET TO THE POINT OF BEGINNING ALSO COMPROMISED OF LOTS 9 AND 23, AND THOSE PORTIONS OF LOT 7 IN PAUL'S SUBDIVISION AFOREMENTIONED, BEING THE PROPERTY AND SPACE AT THE 6TH AND 7TH FLOOR LEVELS OF SAID BUILDING LYING BETWEEN A HORIZONTAL PLANE- HAVING AN ELEVATION OF 86.52 FEET ABOVE CHICAGO CITY

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DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT SAID 6TH FLOOR OF SAID BUILDING) AND A HORIZONTAL PLANE HAVING AN ELEVATION OF 110.53 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT THE 4TH FLOOR OF SAID BUILDING) AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID LOT 7 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A CORNER OF SAID LOT 7 WHICH IS 70.33 FEET NORTH FROM THE NORTH LINE OF EAST ERIE STREET AND 0.33 (THIRTY THREE HUNDREDTHS OF A FOOT) EAST FROM THE RANGE LINE, HEREINAFTER DESCRIBED AND RUNNING THENCE ALONG PARALLEL WITH THE EAST LINE OF NORTH MCCLURG COURT, AND ALONG LINES PERPENDICULAR TO SAID EAST LINE, RESPECTIVELY, THE FOLLOWING COURSES AND DISTANCES: WEST 35.21 FEET; NORTH 40.63 FEET; EAST 12.49 FEET; NORTH 12.05 FEET; WEST 4.38 FEET; NORTH 16.16 FEET; EAST 6.45 FEET; NORTH 17.91 FEET; EAST 20.59 FEET TO A POINT 157.08 FEET NORTH FROM SAID NORTH LINE OF EAST ERIE STREET AND 0.33 (THIRTY THREE HUNDREDTHS) OF A FOOT EAST FROM SAID RANGE LINE; THENCE SOUTH PARALLEL WITH SAID RANGE LINE 86.75 FEET TO THE POINT OF BEGINNING SAID RANGE LINE HEREIN MENTIONED, BEING A LINE WHICH IS PERPENDICULAR TO THE NORTH LINE OF EAST ERIE STREET AND WHICH INTERSECTS SAID NORTH LINE AT A POINT 83.95 FEET EAST FROM THE NORTH EAST CORNER OF EAST ERIE STREET AND NORTH MCCLURG COURT, COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 26912811 AND AS AMENDED BY DOCUMENT NO. 89520936; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 26320245, AS AMENDED, IN COOK COUNTY, ILLINOIS.

Address commonly known as:
680 N Lake Shore Dr Apt 1622
Chicago, IL 60611

PIN#: 17-10-202-083-1087