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WARRANTY DEED

ILLINOIS STATUTORY

Doc#: 1920747147 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/26/2019 10:45 AM Pg: 1 of 4

Dec ID 20190701630717
ST/CO Stamp 1-924-959-328 ST Tax \$260.00 CO Tax \$130.00
City Stamp 0-419-394-656 City Tax: \$2,730.00

Prepared By:
Robson & Lopez LLC
180 W. Washington Suite 700
Chicago, IL 60602
312-523-2024

Name and Address of Taxpayer

Tanya P. Clark
3115 S. Michigan Ave. #506
Chicago, IL 60616

RECORDER'S STAMP

M.
THE GRANTORS, Michelle Martin, an unmarried woman, of the city of Chicago county of Cook, state of Illinois, for and in consideration of \$10 (ten dollars), in hand paid, CONVEY(S) and Warrants to Tanya P. Clark, (n) Single Woman - all interest in the following described Real Estate situated in the city of Chicago, county of Cook, state of Illinois, to wit: See Attached

That certain Condominium Unit No. 3115-506, situated in the County of Cook and State of Illinois known and described on Exhibit "A" attached hereto and made a part hereof ("the Unit"), together with its undivided interest in and to all Common Elements, including an undivided interest in and to the Leasehold Estate created under that certain 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. 00-147967 including all amendments and exhibits thereto ("the Ground Lease") (and together with the exclusive right to use and enjoy the Limited Common Elements appurtenant to the Unit) allocable to the Unit pursuant to and in accordance with the provisions of 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 001-0205852, as the same may have been amended from time to time (as so amended, "the Declaration"), together with All and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste. 2400
Chicago, IL 60606-4050
Recording Department

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~~estate, right, title, interest, claim or demand whatsoever of Assignor/Grantor, either in law or equity of, in and to the Unit, with the hereditaments and appurtenances.~~

Permanent Real Estate #: 17-34-102-051-1034

Address: 3115 S. Michigan Avenue Unit 506, Chicago, IL 60616

SUBJECT TO: Covenants, conditions and restrictions of record; public utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing. 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 forever.

Dated this 10 day of July, 2019.

In Witness Whereof, Michelle M. Martin has hereunto set his hand and seal.



Michelle M. Martin

7-10-19

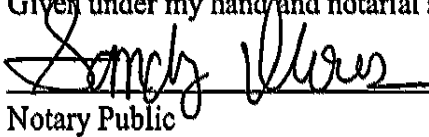
Date

STATE OF IL }

County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michelle M. Martin personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the instrument as a 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 notarial seal, this 10th day of July, 2019.



(SEAL)

Notary Public

My commission expires on July 12, 2020.



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After Recording Mail to:

Eric Perry

725 E. Dundee Rd. Ste. 204

Arlington Heights, IL 60004

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 17-34-102-051-1034

Legal Description:

PARCEL 1: UNIT NO. 3115-508 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. 00-147967 INCLUDING ALL AMENDMENTS AND EXHIBITS THERE TO (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 60 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 001-0205852, 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 OF THE USE OF P-36 AND LCE 34 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Cook County Clerk's Office