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WARRANTY DEED TENANCY BY THE ENTIRETY Statutory (Illinois) (Individual to Individual)

Doc#: 1921946022 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/07/2019 08:53 AM Pg: 1 of 3

Dec ID 20190701637469
ST/CO Stamp 0-038-702-176 ST Tax \$472.50 CO Tax \$236.25
City Stamp 1-087-622-240 City Tax: \$4,961.25

Caution: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Chicago Title
THE GRANTOR(S) 19GSA115008LP K2 or
Annette Gallagher, Divorced and not since remarried

of the City of Chicago County of Cook
State of Illinois for and in consideration of
Ten (\$10.00) DOLLARS,
in hand paid,

CONVEY(S) _____ and WARRANT(S) _____ to

Kenneth Dean Wahlin and Shan Shan
3759 N. Oleander Ave.
Chicago, IL 60634

(Names and Address of Grantees)

Husband and Wife, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Above Space for Recorder's Use Only

As legally described in Exhibit A attached hereto and made a part hereof.

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 as husband and wife, not as Joint Tenants nor as Tenants in Common but as TENANCY BY THE ENTIRETY forever. SUBJECT TO: General taxes for 2019 and subsequent years

Permanent Real Estate Index Number(s): 17-15-107-078-1323 & 17-15-107-078-1123

Address(es) of Real Estate: 310 S. Michigan Ave., Unit #703 & P2-41, Chicago, IL, 60604

DATED this: 22 day of July 2019

Please
print or
type name(s)
below
signature(s)

X Annette Gallagher (SEAL)
Annette Gallagher

X _____ (SEAL)

X _____ (SEAL)

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Warranty Deed
TENANCY BY THE ENTIRETY
INDIVIDUAL TO INDIVIDUAL

TO

Property of Cook County Clerk's Office

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Annette Gallagher, Divorced and not since remarried personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 22nd day of July 2019
Commission expires 9/21/2022
[Signature]
NOTARY PUBLIC

This instrument was prepared by Dean Kalamatianos, 2045 W. Grand Ave., Suite 203, Chicago, Illinois 60612

MAIL TO: Kenneth Wahlin
{ 310 S michigan Ave }
{ 703 }
(Name)
(Address)
Chicago IL 60604
(City, State and Zip)

SEND SUBSEQUENT BILLS TO:
Kenneth Wahlin
(Name)
310 S michigan 703
(Address)
Chicago IL 60604
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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LEGAL DESCRIPTION

Order No.: 19GSA115008LP

For APN/Parcel ID(s): 17-15-107-078-1323 and 17-15-107-078-1123

PARCEL 1: UNIT 703, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S7-D, A LIMITED COMMON ELEMENT, AND PARKING SPACE UNIT P2-41, ALL IN THE METROPOLITAN TOWER CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE METROPOLITAN TOWER CONDOMINIUM, WHICH PLAT OF SURVEY DELINEATES PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 1 THROUGH 5 AND THE NORTH-SOUTH 10-FOOT PRIVATE ALLEY IN THE SUPERIOR COURT PARTITION OF LOT 1 IN BLOCK 8 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO (SUPERIOR COURT DEGREE ENTERED APRIL 8, 1871) TOGETHER WITH LOTS 4 AND 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH WITH SUCH UNITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: PERPETUAL, RECIPROCAL EASEMENT BENEFITING PARCEL 1 FOR CAISSONS TO BE CENTERED ON THE DIVIDING LINE BETWEEN LOTS 4 AND 5 IN BLOCK 8 CREATED BY AGREEMENT DATED MAY 1, 1923 BETWEEN SIMON W. STRAUS AND CHICAGO TITLE AND TRUST COMPANY, TRUSTEE UNDER TRUST NUMBER 11227, RECORDED DECEMBER 26, 1924 AS DOCUMENT NUMBER 8718964.

PARCEL 3: PERPETUAL EASEMENT BENEFITING PARCEL 1 CREATED BY RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED NOVEMBER 4, 1977 AS DOCUMENT NUMBER 24180486, TO USE OIL TANKS AND RELATED PIPING LINES AND CONDUITS LOCATED IN THE CNA BUILDINGS, AS THEREIN DEFINED, FOR THE PURPOSE OF THE STORAGE OF FUEL OIL AND FOR ENTRY UPON AND FOR INGRESS, AND EGRESS FOR MEN, MATERIAL AND EQUIPMENT TO THE EXTENT REASONABLY NECESSARY IN THE PERFORMANCE OF OIL TANK MAINTENANCE, AS THEREIN DEFINED.

PARCEL 4: NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103077, OVER THE LAND DESCRIBED THEREIN, AS MORE PARTICULARLY GRANTED, DEFINED AND DESCRIBED THEREIN.