



\*1926941027D\*

Doc# 1926941027 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/26/2019 10:16 AM PG: 1 OF 3

**This document was prepared by:**

Jason A. Doran  
Momkus LLC  
1001 Warrenville Road, Suite 500  
Lisle, Illinois 60532

**After Recording Mail to:**

Mr. Matthew M. Klein  
Attorney at Law  
324 W. Burlington Avenue  
La Grange, IL 60525

**Send Subsequent Tax Bills to:**

The William J. Lutz Trust  
c/o William J. Lutz, trustee  
60 E. Monroe, #4101  
Chicago, Illinois 60603

**WARRANTY DEED**

THE GRANTORS, MCGUE FAMILY, L.L.C., an Illinois series limited liability company, of Hinsdale, Illinois, as to Unit #4101 and Parking Unit #9-23, and MCGUE FAMILY, L.L.C. – INVESTMENT RENTAL PROPERTIES, an Illinois series limited liability company, of Hinsdale, Illinois, as to Parking Unit #10-23, for the consideration of ten and 00/100 dollars (\$10.00) in hand paid, and other valuable consideration, convey and warrant to the Grantee, WILLIAM J. LUTZ, a married person of Chicago, Illinois, as trustee of THE WILLIAM J. LUTZ TRUST DATED JULY 28, 1989, all right, title and interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Subject to: covenants, conditions and restrictions of record; public and utility easements, acts done by or suffered through Grantees; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of closing.

THIS IS NOT HOMESTEAD PROPERTY

Dated this 12<sup>th</sup> day of September 2019.

**FIRST AMERICAN TITLE**

FILE # 281605

WJL

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M X

SC    

E X

INT AB



# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description

#### PARCEL 1:

UNIT 4101, PARKING 9-23 AND PARKING SPACE 10-23, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-1005-46, A LIMITED COMMON ELEMENT, IN THE LEGACY AT MILLENNIUM PARK CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

LOTS 6 AND 7 IN BLOCK 1 IN FRACTIONAL SECTION 15, 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 OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE LEGACY AT MILLENNIUM PARK CONDOMINIUM DATED SEPTEMBER 22, 2009 AND RECORDED SEPTEMBER 25, 2009 AS DOCUMENT NO. 0926818079, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AGREEMENT DATED SEPTEMBER 9, 2005 BY AND BETWEEN THE ART INSTITUTE OF CHICAGO, AN ILLINOIS NOT-FORPROFIT CORPORATION AND MONROE/WABASH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED SEPTEMBER 9, 2005 AS DOCUMENT NUMBER 0525232121 FOR INGRESS AND EGRESS THROUGH THE LOBBY AREA AS DESCRIBED THEREIN AND PURSUANT TO THE TERMS CONTAINED THEREIN.

#### PARCEL 3:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED SEPTEMBER 25, 2009 AND RECORDED SEPTEMBER 25, 2009 AS DOCUMENT NO. 0926818077 BY AND BETWEEN MONROE/WABASH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND MONROE/WABASH SAIC, LLC, A DELAWARE LIMITED LIABILITY COMPANY (ITS SUCCESSORS, GRANTEEES AND ASSIGNS) FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN.

Address: 60 East Monroe Street, Unit #4101, Parking Unit #9-23 and Parking Unit #10-23,  
Chicago, IL 60603

PIN: 17-15-101-026-1647 (affects Unit 4101)  
17-15-101-026-1445 (affects Parking Unit 9-23)  
17-15-101-026-1489 (affects Parking Unit 10-23)