

UNOFFICIAL COPY

Doc#: 1927022051 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/27/2019 10:12 AM Pg: 1 of 3

WARRANTY DEED

Dec ID 20190701633317
ST/CO Stamp 1-598-476-896 ST Tax \$152.00 CO Tax \$76.00
City Stamp 1-897-808-480 City Tax: \$1,596.00

THE GRANTOR, ROBERT J. BARNES, a single person, of 802 Wildwood Ct., County of DuPage, and State of Illinois, for and in consideration of Ten and No/100ths DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT to MICHIGAN AVE GREEN, LLC, a limited liability company, with a principal place of business of 3939 West Greenleaf Ave., Village of Lincolnwood, County of Cook, and State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes accrued but not yet payable at the time of closing; special assessments confirmed after the date of the contract; building setback lines; use and occupancy restrictions; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit; and covenants, conditions, easements, and restrictions of record;

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

Permanent Real Estate Index Number: 17-10-203-027-1144

Address of Real Estate: 233 E Erie St., Unit 2304, Chicago, Illinois 60611.

DATED this 30~~th~~ day of July, 2019.



ROBERT J. BARNES

Instrument prepared by: Thomas E. St. Jules, Attorney at Law, 1999 West Downer Place, Aurora, IL 60506

Chicago Title

1965A77004AU 1/1 AUR

UNOFFICIAL COPY

State of Illinois)
) SS.
 County of Kane)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT J. BARNES 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 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 30th day of July, 2019.



 Notary Public

Commission expires: 01/07/2020



Tax bills to:

MICHIGAN AVE GREEN, LLC
 3939 West Greenleaf Ave.
 Lincolnwood, Illinois 60712

Mail to:

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 19GSA777004AU

For APN/Parcel ID(s): 17-10-203-027-1144

PARCEL 1:

UNIT 2304 IN 2500 IN THE STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 26 STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20 TO 24 AND LOT 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.13 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SIUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 194 FEET OF BLOCK 32, (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF), IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, 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 RECORDED AS DOCUMENT NUMBER 26017897 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OW SLEY RECORDED AUGUST 11, 1892 AS DOCUMENT 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT 26017895.