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Doc# 2021740071 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/04/2020 02:14 PM PG: 1 OF 5

Prepared by:

Daniel Marre
Perkins Coie LLP
131 S. Dearborn St., Ste 1700
Chicago, IL 60603

After recording send to:

Michael Anthony and
E. M. Schocklin-Burke
189 E. Lake Shore Dr. #2E
Chicago, IL 60611

Forward tax bills to:

Michael Anthony and
E. M. Schocklin-Burke
189 E. Lake Shore Dr. #2E
Chicago, IL 60611


WARRANTY DEED

THIS WARRANTY DEED made as of July 30, 2020 by Laurence S. Geller, as Trustee of the Laurence S. Geller Revocable Trust ("Grantor"), with a mailing address of 625 N. Michigan, Suite 600, Chicago, Illinois 60611, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by theses presents does **CONVEY AND WARRANT** to Michael Anthony, an unmarried man, and Elizabeth M. Schocklin-Burke, an unmarried woman, as joint tenants with right of survivorship, with a mailing address of 420 E. Waterside Drive, Unit 808, Chicago, Illinois 60601, forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See **Exhibit A** attached hereto and made a part hereof, and subject to the permitted exceptions listed on **Exhibit B** 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. This is not homestead property for the Grantor.

[remainder of page intentionally left blank; signature page follows]

REAL ESTATE TRANSFER TAX	30-Jul-2020
 CHICAGO:	13,552.50
CTA:	5,421.00
TOTAL:	18,973.50

17-03-208-034-1026 | 20200701634186 | 1-585-352-416

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

REAL ESTATE TRANSFER TAX	30-Jul-2020
  COUNTY:	903.50
ILLINOIS:	1,807.00
TOTAL:	2,710.50

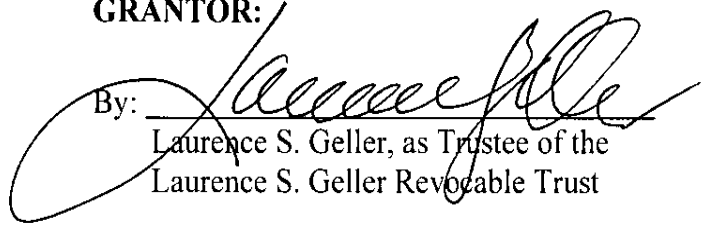
17-03-208-034-1026 | 20200701634186 | 0-136-027-872

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IN WITNESS WHEREOF, this Deed has been executed by Grantor under seal on and as of the date first above written.


GRANTOR:

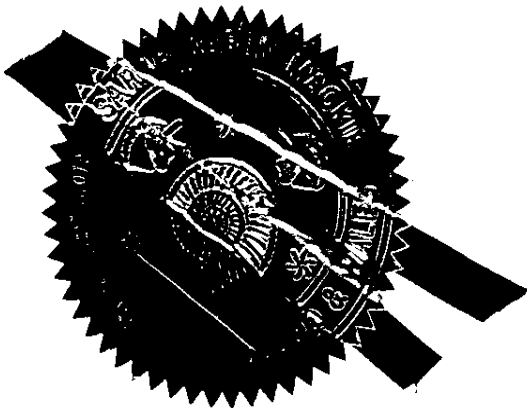
By: 
Laurence S. Geller, as Trustee of the
Laurence S. Geller Revocable Trust

STATE OF England & Wales
COUNTY OF City of London

I, ~~SARAH KAREN MACKIE~~, a Notary Public in and for the above county and state, do hereby certify that Laurence S. Geller, as Trustee of the Laurence S. Geller Revocable Trust, 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 and delivered such instrument as his own free and voluntary act for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 20 day of MARCH, 2020.


Notary Public
My Commission Expires: _____



NOTARY PUBLIC
LONDON ENGLAND
SARAH KAREN MACKIE
(My Commission expires with Life)

CHEESWRIGHTS

SCRIVENER NOTARIES | LLP

Bankside House, 107 Leadenhall Street.
London EC3A 4AF
T: +44 (0) 20 7623 9477
www.cheeswrights.com

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Exhibit A

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

UNIT NO. 2E IN MAYFAIR CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96869217, AS AMENDED FROM TIME TO TIME, IN THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF S-3W, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AS DOCUMENT 96869217.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, MAINTENANCE, ENCROACHMENTS, EQUIPMENT AND SUPPORT AS SET FORTH IN THE EASEMENT AGREEMENT RECORDED NOVEMBER 14, 1996 AS DOCUMENT NUMBER 96869215.

PARCEL 4:

PARKING UNITS NO. P-63 AND P-64 IN THE 186-190 EAST WALTON GARAGE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION FROM TIME TO TIME, IN THE EAST 1/2 OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 17-03-208-034-1026, 17-03-208-033-1063, 17-03-208-033-1064

Commonly Known As: 189 E. Lake Shore Drive, Unit 2E, and parking spaces P-63 and P-64, Chicago, IL 60611

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Exhibit B

PERMITTED EXCEPTIONS

1. Any unpaid real estate taxes for 2020 and subsequent tax years.
2. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as document 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
3. (A) terms, provisions, covenants, conditions and options contained in and rights and easements established by the declaration of condominium ownership recorded September 2, 1997 as document no. 97640252, as amended from time to time; and (B) limitations and conditions imposed by the condominium property act.
4. Terms and provisions of parking conveyance agreement, a memorandum of which was recorded December 27, 1995 as document number 95898056.
5. Terms and provisions of the easement agreement recorded November 14, 1996 as document number 96869215 providing for, declaring and creating certain easements, covenants, and restrictions against and affecting the Land and other property relating to storage space easements; freight lift easements; encroachments; equipment easements; ingress and egress; loading dock easement; staircase easement and other necessary easements more particularly and described in the aforesaid instrument.
6. Terms and provisions of the declaration of covenants, conditions, restrictions and easements recorded November 14, 1996 as document 96869216 and restated by document recorded September 2, 1997 as document number 97640251 relating to ingress and egress to certain facilities more particularly described in the aforesaid declaration; structural support; insurance; maintenance and repair; liens, rights and remedies; arbitration; estoppel certificates; amendments, alterations and other general provisions necessary for efficient operation of the property and other property.
7. Easement in favor of Communications and Cable of Chicago, Inc., and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as document no. 98038987.
8. The plat of subdivision recorded November 14, 1996 as document number 96869213 includes a certification by the surveyor that the Land is located within a special flood area is in Zone "C" as identified by the federal emergency management agency community panel number 170074 0060 B, effective date June 1, 1981.
9. Note: Ordinance adopted by the City Council of the City of Chicago, on April 18, 1985 and recorded June 5, 1985 as document 85047563, designating parts of the Land as a Chicago landmark. Please note the restrictions placed on those properties so designated.

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10. Encroachment of building located on the Land West and adjoining onto the Land by .03 of a foot as disclosed by survey dated June 23, 1995 by B. H. Suhr and Company, order no. 95-567.
11. Encroachment of 11 story brick building East of and adjoining subject Land over and onto subject Land by a distance of 0.08 to 0.12 feet, more or less, as disclosed by survey attached to declaration recorded as document number 97640242.

Property of Cook County Clerk's Office