

# UNOFFICIAL COPY

## WARRANTY DEED

747457

Doc#. 2027428118 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/30/2020 01:16 PM Pg: 1 of 3

Dec ID 20200801656579  
ST/CO Stamp 0-341-026-528 ST Tax \$1,127.50 CO Tax \$563.75  
City Stamp 2-043-838-944 City Tax: \$11,838.75

THE GRANTOR(S), Vito Comes, as trustee of the Vito Comes Revocable Living Trust dated June 30, 2003, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANTS to Oak Street Ventures LLC, an Illinois Limited Liability Company, all interest in the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

See Exhibit A

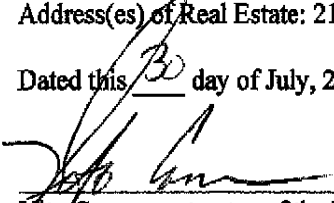
### SUBJECT TO:

Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 17-10-107-016-1091

Address(es) of Real Estate: 21 E Huron, #2102, Chicago, IL 60611

Dated this 30 day of July, 2020

  
Vito Comes, as trustee of the Vito Comes Revocable Living Trust dated June 30, 2003

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF Cook        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFIES THAT Vito Comes, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30<sup>th</sup> day of July, 2020



 (Notary Public)

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**Prepared By:** Eryk Folmer  
119 S. Emerson St., #241  
Mt. Prospect, IL 60056

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**Mail To:**

Kurt F. Tjaden  
1125 S. 103<sup>rd</sup> St. Ste. 800  
Omaha, NE 68124

**Name & Address of Taxpayer:**

Kurt F. Tjaden  
1125 S. 103<sup>rd</sup> St. Ste 800  
Omaha, NE 68124

Property of Cook County Clerk's Office

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## EXHIBIT A

PARCEL A: UNIT 2102 IN THE PINNACLE CONDOMINIUM AS DELINEATED IN A PLAT OF SURVEY OF THE PINNACLE CONDOMINIUM, WHICH PLAT OF SURVEY IS OF PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE EAST 120 FEET OF LOTS 9 AND 10 IN THE ASSESSOR'S DIVISION OF BLOCK 38 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 1, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0430644109, AS AMENDED FROM TIME TO TIME (THE 'DECLARATION'), TOGETHER WITH THE UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL B: EASEMENT FOR THE BENEFIT OF PARCEL 'A' AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED NOVEMBER 1, 2004 AS DOCUMENT NUMBER 0430644108 (THE 'ECR') FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE, ENCROACHMENTS AND USE OF COMMON WALLS, CEILINGS AND FLOORS OVER AND ACROSS THE RETAIL PROPERTY AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

PARCEL C: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE LIMITED COMMON ELEMENT NUMBER P431, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL D: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENT NUMBER S-53, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.