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Doc# 2101101576 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/11/2021 04:53 PM Pg: 1 of 4

**WARRANTY DEED
ILLINOIS STATUTORY
TENANTS BY THE ENTIRETY**

Dec ID 20201101654934
ST/CO Stamp 1-622-834-144 ST Tax \$780.00 CO Tax \$390.00
City Stamp 1-541-241-824 City Tax: \$8,190.00

AFTER RECORDING MAIL TO:

Joseph R. Ziccardi
Attorney at Law
77 West Washington Street, Suite 705
Chicago, Illinois 60602
312-372-3477 Phone

The Grantor(s), Robert G. Reese and Colleen M. Reese, as husband and wife, in the County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Convey(s) and Warrant(s) Masoud Memmasi and Narges Davanloo, as tenants by the entirety and not as joint tenants nor as tenants in common, in Cook County, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION: (Attached Hereto)

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 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 or tenants in common but as tenants by the entirety forever.

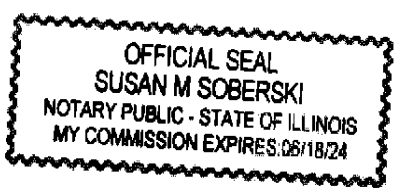
Property Index Number: 17-22-110-138-1093 & 17-22-110-138-1426
Property Address: 1201 South Prairie, Unit 1905, Chicago, Illinois 60605

Dated this 5 Day of November, 2020
X Robert G Reese X Colleen M Reese
Robert G. Reese Colleen M. Reese

STATE OF IL, COUNTY OF COOK'S ss.

I, the undersigned, a Notary Public in and for said County and State, CERTIFY THAT, Robert G. Reese and Colleen M. Reese, is/are 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 5 day of NOVEMBER, 2020



X Susan M Soberski
Notary Public

1/11-1920-65402

Proper Title, L.L.C.
1530 E. Dundee Road
Suite #250
Palatine, IL 60074

Taxpayer: Masoud Memmasi and Narges Davanloo, 1201 ~~South~~ ^{S. Ave Apt} Prairie, Unit 1905, Chicago, Illinois 60605
Prepared by: Peter L. Marx, 7104 West Addison, Chicago, Illinois 60634, (773) 283-8960

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Parcel 1:

Unit numbers 1103 and GU-016 in One Museum Park West Condominiums, as delineated on a survey of the following described property:

Park of Block 2 Subdivision, being a Resubdivision of Lot 2 in Kileys Subdivision of part of Fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, also that part of South Indiana Avenue per document number 93954909 recorded November 22, 1993, in the Office of the Recorder of Deeds of Cook County, Illinois, in Fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows: commencing at the point of intersection of the East Line of South Indiana Avenue, aforesaid with the South Line of East Roosevelt road as dedicated per deed of dedication and grant of temporary easement and perpetual easements recorded March 28, 1996 as Document No. 96237432; thence South 00 degrees 01 minute 19 seconds West, along the East Line of South Indiana Avenue, aforesaid, 40.00 feet to the point of beginning; thence South 00 degrees 01 minute 19 seconds West, along the East Line of South Indiana Avenue, aforesaid, 45.00 feet; thence North 89 degrees 58 minutes 41 seconds West, 8.00 feet; thence North 00 degrees 01 minute 19 seconds East, 45.00 feet; then South 89 degrees 58 minutes 41 seconds East, 8.00 feet to the point of beginning, in Cook County, Illinois;

Which survey is attached as exhibit "D" to the declaration of condominium recorded as document number 0933444028; together with its undivided percentage interest in the common elements in Cook County Illinois.

Parcel 2:

A non-exclusive perpetual easement for the benefit of parcel 1 as created by the grant of easements and agreement for construction, encroachments and maintenance ("Grant") dated March 15, 2006 and recorded May 15, 2006 as document number 0613532035 made by and among Central Station, L.L.C., an Illinois Limited Liability Company, 1255 South Prairie Private, L.L.C., an Illinois Limited Liability Company and GP 1, LLC, an Illinois Limited Liability Company (I) to construct, locate and maintain permanent encroachments of portions of the future improvements located on parcel 1, including without limitation all structural members, footing, Caisson Bells, foundations, demising walls, columns, sheeting and grade beams and any other supporting components which provide support and/or enclosure and (II) to maintain any incidental encroachments in the event and to the extent that any part of the future improvements located on parcel 1 encroach upon any part of the dominant parcels (as defined in the grant).

Parcel 3:

A non-exclusive easement for the benefit of parcel 1 as created by the grant of easements and agreement for construction, encroachments and maintenance dated March 15, 2006 and recorded May 15, 2006 as document number 0613532035 made by and among Central Station, L.L.C., an Illinois Limited Liability Company, 1255 South Prairie Private, L.L.C., an Illinois Limited Liability Company and GP 1, LLC, an Illinois Limited Liability Company for the purpose of Ingress and egress by person, materials and equipment over, upon, across, under and through the servient parcel described therein to the extent reasonably necessary to permit the maintenance, repair or reconstruction of the improvements on parcel 1.

Parcel 4:

A non-exclusive easement for the benefit of parcel 1 as created by the Declaration of easements and Maintenance Agreement for Museum Park North dated April 28, 2006 and recorded May 15, 2006 as document number 0613532038 made by and among 1255 South Prairie private, L.L.C., GP 1, LLC and Central Station, L.L.C. For utility purposes, including the right to install, lay, maintain, repair and replace water mains and pipes, sewer lines, gas mains, telephone and communications wires and equipment, and electrical conduits, wires and equipment.

Parcel 5:

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A non-exclusive easement for the benefit of parcel 1 as created by the Declaration of Easements and Maintenance Agreement for Museum Park North dated April 28, 2006 and recorded May 15, 2006 as document number 0613532038 made by and among 1255 South Prairie private, L.L.C., GP 1, LLC and Central Station, L.L.C. For Ingress and egress of vehicles and persons over, on and across street areas located upon the Prairie Avenue private easement parcel described therein.

Parcel 6:

A non-exclusive easement for the benefit of parcel 1 as created by the amended and restated grant of easements: Grant of public access easement and agreement for use and maintenance of easement parcel dated April 19, 2002 and recorded April 24, 2002 as document number 0020470285 made by and among Museum Park East, L.L.C., an Illinois Limited Liability Company and Chicago Title Land Trust Company (formerly known as Chicago Title and Trust Company), as trustee under trust agreement dated March 1, 1990 and known as trust number 1080000 for pedestrian and vehicular ingress and egress over, across and upon the easement parcel described therein.

Parcel 7:

A non-exclusive easement for the benefit of Parcel 1, as created by the declaration of easements for construction, encroachments, adjacent improvements, access and maintenance; access ramp easements made by and between Grant Park 2, LLC and Central Station, LLC Recorded November 30, 2009 as document 0933444026 for the following purposes:

- a) locate and maintain permanent encroachments of any One Museum Park West condominiums improvements and/or facilities;
- b) maintain any incidental encroachments in the event and to the extent that any part of the One Museum Park West Condominiums improvements shall encroach or shall hereafter encroach; and,
- c) for ingress and egress to the extent reasonably necessary to permit the maintenance, repair, replacement or reconstruction of any portion of the one Museum Park West Condominiums Improvements, in, to, under, over, upon, through and about portions of the "T5 property", as defined therein, in Cook County, Illinois.

Parcel 8:

A non-exclusive easement for the benefit of Parcel 1, as created by declaration of easements for encroachments, adjacent improvements, access and maintenance, dated April 2, 2008 and recorded April 4, 2008 as document 0809541096, by and among, GP1, LLC, an Illinois limited liability company, Grant Park 2, LLC, an Illinois limited liability company, and Central Station, LLC, an Illinois limited liability company, for easements:

- (i) to locate and maintain encroachments of portions of improvements over One Museum Park East property, as defined therein;
- (ii) for repair, replacement and reconstruction of all expansion joint connections as described therein;
- (iii) for ingress and egress over one museum park east property to the extent reasonably necessary to permit maintenance, repair or reconstruction of any portion of the One Museum Park West Condominiums property; and
- (iv) for ingress and egress to any dog run area and for access to and use of any dog run area located on the One Museum Park East Property, in Cook County, Illinois.

Parcel 9:

A non-exclusive easement for the benefit of parcel 1, as created by declaration of easements for encroachments, adjacent improvements, access and maintenance, dated November 20, 2009 and recorded November 30, 2009 as document 0933444027 by and between Grant Park 2, LLC, an Illinois limited liability company and Central Station, LLC., an Illinois limited liability company, for easements:

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- (a) to locate and maintain encroachments of portions of improvements over T5 property, as defined therein;
- (b) for repair, replacement and reconstruction of all expansion joint connections as described therein;
- (c) for ingress and egress over T5 property to the extent reasonably necessary to permit maintenance, repair or reconstruction of any portion of the One Museum Park West Condominiums property, in Cook County, Illinois.

Parcel 10:

The (exclusive) right to the use of storage space(s) S-093 a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document number 0933444028.

Property of Cook County Clerk's Office