

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTOR (Name and Address)

**PARCEL C LLC**

225 North Columbus Drive, Suite 100  
Chicago, Illinois 60601



Doc# 2113229049 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/12/2021 12:44 PM PG: 1 OF 4

IL 2005397 - 4303  
KY 1/21

a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the managing member of said limited liability company, CONVEYS and WARRANTS to Ting Zhou, the following described real estate known as:

363 E. Wacker, Unit 4303, Chicago, Illinois 60601 of the County of Cook, to wit:

See attached Exhibit A – Legal Description

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein. This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

SUBJECT TO: (a) general real estate taxes for 2021 and subsequent years not yet due or payable; (b) special taxes or assessments for improvements not yet completed; (c) Lakeshore East Special Assessment District Tax under Warrant Number 62456; (d) easements, covenants, restrictions, agreements, conditions and building lines of record, that do not prohibit the use of the unit as a condominium residence; (e) the Condominium Act; (f) the Plat of Survey; (g) terms, provisions and conditions of that certain Declaration of Condominium recorded November 17, 2020 as document number 2032017121, as amended from time to time, and all exhibits thereto; (h) terms and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for Lakeshore East recorded July 2, 2002 as document number 0020732020, as same has been and may be amended, modified or supplemented from time to time and all exhibits thereto; (i) the Declaration of Covenants, Conditions, Restrictions and Easements recorded on November 17, 2020 as document number 2032017120; (j) applicable zoning and building laws and ordinances; (k) Purchaser's mortgage, if any; (l) plats of dedication and plats of subdivision and covenants thereon; and (m) any acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser.

S Y  
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INT K


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Permanent Index Number(s) Part of 17-10-318-080-0000

Address(es) of Real Estate: 363 E. Wacker Drive, Unit 4303, Chicago, Illinois 60601

Dated: March 10, 2021

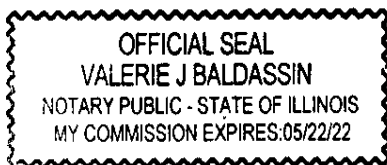
Parcel C LLC, a Delaware limited liability company


By:   
Its: Authorized Signatory

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, Notary Public, in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Brian Gordon one of the authorized signers of Parcel C LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signer of Parcel C LLC, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed as authorized signer on behalf of Parcel C LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10<sup>th</sup> day of March, 2021.  
Commission expires 5-22-22.



  
Notary Public

This instrument was prepared by: Kimberly J. Sharon, 225 N. Columbus Dr., Suite 100, Chicago, IL 60601


SEND RECORDED DOCUMENTS TO:

Christina Perez, Esq.  
Drost Kivlahan McMahon & O'Connor LLC  
11 S Dunton Avenue  
Arlington Heights, IL 60005





SEND SUBSEQUENT TAX AND SPECIAL ASSESSMENT BILLS TO:

Ting Zhou  
363 E Wacker Drive, Unit 4303  
Chicago, IL 60601

REAL ESTATE TRANSFER TAX		12-Mar-2021
	CHICAGO:	15,716.25
	CTA:	6,286.50
	<b>TOTAL:</b>	<b>22,002.75 *</b>

17-10-318-080-0000 | 20210301660971 | 0-957-325-840

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

REAL ESTATE TRANSFER TAX		27-Apr-2021
	COUNTY:	1,047.75
	ILLINOIS:	2,095.50
	<b>TOTAL:</b>	<b>3,143.25</b>

17-10-318-080-0000 | 20210301660971 | 0-599-154-192

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 4303, ONE (1) ATTENDANT PARKING RIGHT, AND STORAGE ROOM 4610, AND STORAGE LOCKER 12-08 S36, LIMITED COMMON ELEMENTS, IN THE VISTA RESIDENCES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE VISTA RESIDENCES CONDOMINIUM ASSOCIATION RECORDED NOVEMBER 17, 2020 AS DOCUMENT NUMBER 2032017121, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, INCLUDING EASEMENTS FOR ACCESS TO IMPROVEMENTS BEING CONSTRUCTED OVER TEMPORARY CONSTRUCTION EASEMENT AREAS, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, ALL AS MORE PARTICULARLY DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST MADE BY AND BETWEEN LAKESHORE EAST LLC, LAKESHORE EAST PARCEL P LLC, AND ASN LAKESHORE EAST LLC DATED AS OF JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT 0020732020 AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF MARCH 3, 2003 AND RECORDED MARCH 7, 2003 AS DOCUMENT NUMBER 0030322531 AND AS FURTHER AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 12, 2004 AND RECORDED NOVEMBER 19, 2004 AS DOCUMENT NUMBER 0432427091 AND RE-RECORDED ON JANUARY 19, 2005 AS DOCUMENT NUMBER 0501919098 AND THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC, DATED FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632009 AND FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632012 AND BY THE FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF OCTOBER 27, 2006 AND RECORDED NOVEMBER 9, 2006 AS DOCUMENT 0631333004 AND SUBSEQUENTLY RE-RECORDED ON FEBRUARY 9, 2007 AS DOCUMENT 0704044062 AND AS SUPPLEMENTED BY NOTICE OF SATISFACTION OF CONDITIONS RELATED TO THE FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST LLC, DATED AS OF FEBRUARY 9, 2007 AND RECORDED MAY 22, 2007 AS DOCUMENT 0714222037 AND THE SIXTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF DECEMBER 20, 2007 AND RECORDED DECEMBER 21, 2007 AS DOCUMENT 0735531065 AND RE-RECORDED ON APRIL 8, 2008 AS DOCUMENT 0809910104 AND THE SEVENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 13, 2008 AND RECORDED NOVEMBER 14, 2008 AS DOCUMENT 0831910034 AND THE EIGHTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 13, 2008 AND RECORDED NOVEMBER 14, 2008 AS DOCUMENT 0831910035 AND THE AMENDMENT TO EIGHTH AMENDMENT TO DECLARATION OF

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COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 10, 2011 AND RECORDED FEBRUARY 15, 2011 AS DOCUMENT 1104616038 AND THE NINTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF JANUARY 10, 2011 AND RECORDED MARCH 17, 2011 AS DOCUMENT 1107644102 AND THE TENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF APRIL 18, 2013 AND RECORDED APRIL 23, 2013 AS DOCUMENT 1311318049 AND THE ELEVENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF JANUARY 16, 2014 AND RECORDED JANUARY 16, 2014 AS DOCUMENT NUMBER 1401644060 AND THE TWELFTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF APRIL 28, 2016 AND RECORDED APRIL 28, 2016 AS DOCUMENT NUMBER 1611929091 AND THE AMENDED AND RESTATED TWELFTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF APRIL 30, 2018 AND RECORDED JULY 16, 2018 AS DOCUMENT NUMBER 1819744029 AND THIRTEENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF MARCH 29, 2019 AND RECORDED APRIL 1, 2019 AS DOCUMENT NUMBER 1909134079 AND FOURTEENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF SEPTEMBER 16, 2019 AND RECORDED SEPTEMBER 18, 2019 AS DOCUMENT NUMBER 1926117130.

PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED AND CREATED BY EASEMENT AGREEMENT FOR BUILDING SUPPORTS AND UPPER LEVEL STREET IN FIELD BOULEVARD DATED APRIL 28, 2016 AND RECORDED APRIL 28, 2016 AS DOCUMENT NUMBER 1611929086, BY AND BETWEEN THE CITY OF CHICAGO DEPARTMENT OF TRANSPORTATION AND LAKESHORE EAST LLC GRANTING AN EASEMENT UNDER, ON, OVER AND THROUGH THE EASEMENT AREAS DESCRIBED THEREIN FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUPPORT STRUCTURES AND FOR CONSTRUCTING AND MAINTAINING THE UPPER LEVEL STREET.

PARCEL 4:

NON-EXCLUSIVE RECIPROCAL EASEMENTS AS DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY PARCEL C LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS DECLARANT DATED NOVEMBER 9, 2020 AND RECORDED NOVEMBER 17, 2020 AS DOCUMENT NUMBER 2032017120.

**Near North National Title**  
**222 N. LaSalle**  
**Chicago, IL 60601**

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**222 N. LaSalle**  
**Chicago, IL 60601**