

# UNOFFICIAL COPY

Doc# 2114510200 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/25/2021 02:10 PM Pg: 1 of 3

Dec ID 20210401614754  
ST/CO Stamp 0-725-811-472 ST Tax \$45.50 CO Tax \$22.75  
City Stamp 1-888-681-488 City Tax: \$477.75

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, MARY JANE NOWAK, MD, an unmarried woman, and MARY JANE NOWAK, a married woman, **CONVEY and WARRANT to** JERRY A NOLEN and GERALDINE NOLEN, Husband and Wife, as Joint Tenants, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyers, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 17-10-400-035-1392

Address (es) of Real Estate: 420 East Waterside Drive, P-70, Chicago, Illinois 60601

This 19 day of April, 20 21.

  
\_\_\_\_\_  
MARY JANE NOWAK, MD

  
\_\_\_\_\_  
MARY JANE NOWAK

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

1/1 Pt 21-  
70889

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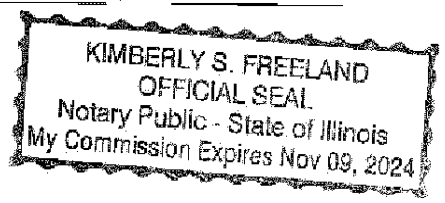
STATE OF Illinois ss.

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that MARY JANE NOWAK, MD and MARY JANE NOWAK, are personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 19<sup>th</sup> day of April, 2021.

Kimberly S. Freeland (Notary Public)



**Prepared by:**  
Kimberly Freeland, Attorney at Law, 806 North Proria Street, Chicago, IL 60642

**Mail To:**  
BARBARA C. RAFFALDINI  
100 VILLAGE GREEN  
SUITE 200  
LINCOLNSHIRE, ILLINOIS 60069

**Name and Address of Taxpayer:**  
Jerry A Nolen and Geraldine Nolen  
420 East Waterside Drive, Unit 3701  
Chicago, Illinois 60601

Property of Cook County Clerk's Office

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## Parcel 1:

Unit P-70 in The Regatta Condominium, as delineated and defined on the plat of survey of the following described parcels of real estate:

Lot 6 and the East 20 feet of Lot 5 in Lakeshore East subdivision of part of the unsubdivided lands lying East of and adjoining Fort Dearborn Addition to Chicago, said addition being in the Southwest Fractional Quarter of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded March 4, 2003 as document 0030301045, in Cook County, Illinois;

Which Survey is attached as Exhibit A to the Declaration of recorded August 15, 2006 as document number 0622717054 as amended from time to time, together with their undivided percentage interest in the common elements.

## 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 from time to time.

## Parcel 3:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Declaration of Easements, Reservations, Covenants and Restrictions recorded August 15, 2006 as document number 0622717053 for support, common walls, ceilings and floors, equipment and utilities, ingress and egress, maintenance and encroachments, over the land described therein. (Said burdened land commonly referred to in the aforementioned Declaration as the "Retail Parcel.").

## Parcel 4:

The exclusive right to the use of storage space S-256, a limited common element as delineated and defined on the plat of survey attached to the declaration of condominium recorded August 15, 2006 as document number 0622717054, as amended from time to time.