75-816

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WARRANTY DEED (Illinois)

THIS DEED is made as of the 4 day of 2021, by and between

THE SPENCER FOUNDATION,
An allinois Not For Prof. + Corporation

("Grantor," whether one or more),

and

JOEL GOLDBERG AND JUDITH
GOLDBERG IUSBAND AND WIFE
NOT AS TENANTS IN COMMON OR JOINT
TENANTS, BUT AS TENANTS BY THE
ENTIRETY
5750 BOU AVE., UNIT 1791
NORTH BETHESDA, MD 20852

("Grantee," whether one or more)

Doc# 2114728021 Fee \$88.00

RHSP FEE:59.00 RPRF FEE: 51.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/27/2021 09:40 AM PG: 1 OF 5

WITNESSETH, that the Grantor, for and in co isi leration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and a signs, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1: UNIT 45C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 161 CHICAGO AVENUE EAST CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 85080173, AS AMENDED FROM TIME TO TIME, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2 EASEMENTS FOR INGRESS AND EGRESS, SUPPORT AND UTILITIES INCLUDING EASEMENTS FOR OPERATION, REPAIR, MAINTENANCE AND REPLACEMENT OF ELEVATOR PITS, SHAFTS, EQUIPMENT, ETC., ALL AS DEFINED AND DECLARED IN DECLARATION OF COVENANTS, EASEMENTS, CHARGES AND LIENS FOR OLYMPIA CENTRE DATED JUNE 27, 1985 AND RECORDED JUNE 27, 1985 AS DOCUMENT 85080144 OVER AND ACROSS VARIOUS LOTS AND PORTIONS OF LOTS IN OLYMPIA CENTRE SUBDIVISION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.:

17-10-200-068-1165 (VOL: 501)

COMMONLY KNOWN AS: 161 E. CHICAGO AVE., UNIT 45C, CHICAGO, IL 60611

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all



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the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor for itself and its successors, does covenant, promise and agree to and with the Grantce, his Meirs and assigns, that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, is any manuer encumbered or charged except as herein recited, and that the said fremises, against all persons lawfully claiming, or to claim the same by, through or under it, it WILL WAIRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2019 # threby releasing and waiving all rights under and by virtue of the thrustend Exemptions have of the state of Ellinois. To that me to hold spice primities not in tenancy in common, or in bold turning and subsequent years. IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to the supresents, this day of THE SPENGER FOUNDATION BY: ILAH NASIR, PRESIDENT Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, suite E, Lincolnwood, IL 60712 MAIL DEED TO: Joel + July Golding ide one #45C chapo 12 bibl SEND SUBSEQUENT TAX BILLS TO: JOEL GOLDBERG AND JUDITH GOLDBERG 161 E. CHICAGO AVE., UNIT 45C, CHICAGO, IL 60611 RECORDER'S OFFICE BOX NO. OR

COUNTY OF COO

OFFICIAL SEAL
ELAINE LAZARUS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/03/24

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that DR NA'ILAH NASIR AND ELIZABETH CARRICK FOR THE SPENCER FOUNDATION are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this day of day of , 2021.

Notary Public

My Commission Expires: 2-3-2024

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File No: 755816

EXHIBIT "A"

PARCEL 1:

UNIT 45C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 161 CHICAGO AVENUE EAST CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 85080173, AS AMENDED FROM TIME TO TIME, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2

EASEMENTS FOR INGRESS AND EGRESS, SUPPORT AND UTILITIES INCLUDING EASEMENTS FOR OPERATION, REPAIR MAINTENANCE AND REPLACEMENT OF ELEVATOR PITS, SHAFTS, EQUIPMENT, ETC., ALL AS DEFINED AND DECLARED IN DECLARATION OF COVENANTS, EASEMENTS, CHARGES AND LIENS FOR OLYMPIA CENTRE DATED JUNE 27, 1985 AND RECORDED JUNE 27, 1985 AS COCUMENT 85080144 OVER AND ACROSS VARIOUS LOTS AND SION.

JIAN, IN C.

OB-116

OFFICE PORTIONS OF LOTS IN OLYMPIA CENTRE SUBDIVISION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN#. 17-10-200-068-1165

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

CHICAGO:

28-Apr-2021

5,250.00

2,100.00

O'TA:

JOTAL:

7,350.00

0-465-780-248

* Total does not include any applicable penalty or interest due 20210401601878 17-10-200-068-1165

28-Apr-202 350.00 1,050.0₹ **100.00** 0-359-251-472

REAL ESTATE TRANSFER TAX

DOOR OR





TOTAL: TOTAL: 20210401601878 | (COUNTY:
ILLINOIS:

17-10-200-068-1165