

# UNOFFICIAL COPY

PT21-72346 FA 1 of 1

Doc#. 2118925043 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/08/2021 09:37 AM Pg: 1 of 3

WARRANTY DEED  
ILLINOIS STATUTORY

~~JOINT TENANTS~~

TBTE

Dec ID 20210501648400  
ST/CO Stamp 0-291-670-288 ST Tax \$760.00 CO Tax \$380.00  
City Stamp 0-379-095-312 City Tax: \$7,980.00

PT No.: PT21-72346 FA

THE GRANTOR(S) **TIMOTHY J. TAMER** (married to **KEVEN SERBA**), of the City of CHICAGO, County of COOK, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **JOSEPH PETRAGLIA** and **REGINA BENEVIDES** of CHICAGO, IL of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

husband  
and wife

SUBJECT TO: General taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.

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 ~~Joint Tenants forever.~~ *Tenants by the entirety*

Permanent Real Estate Index Number(s): **17-15-101-026-1176;** **17-15-101-026-1364**

Address(es) of Real Estate: **60 EAST MONROE STREET, UNIT 4007  
CHICAGO, ILLINOIS 60603**

Dated this 11 day of May, 2021

Timothy J. Tamer  
TIMOTHY J. TAMER

Keven J. Serba  
KEVEN SERBA

# UNOFFICIAL COPY

STATE OF ~~ILLINOIS~~ <sup>Michigan</sup> COUNTY OF ~~COOK~~ <sup>Allagan</sup> SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **TIMOTHY J. TAMER**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 11 day of May, 20 21.

MELONIE LYNN FERRELL  
Notary Public, State of Michigan  
County of Allagan  
My Commission Expires Sept. 20, 2021  
Acting in the County of \_\_\_\_\_

*Melanie Lynn Ferrell*  
Notary Public

STATE OF ~~ILLINOIS~~ <sup>Michigan</sup> COUNTY OF ~~COOK~~ <sup>Allagan</sup> SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **KEVEN SERBA**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 11 day of May, 20 21.

MELONIE LYNN FERRELL  
Notary Public, State of Michigan  
County of Allagan  
My Commission Expires Sept. 20, 2021  
Acting in the County of \_\_\_\_\_

*Melanie Lynn Ferrell*  
Notary Public

Prepared by:  
Novit and Novit, LLC  
100 N. LaSalle Street  
Suite 1700  
Chicago, IL 60602

Mail to:  
*Deborah Martinez*  
*5120 Main St. #106 Downers Grove, IL 60515*

Name and Address of Taxpayer:  
*Joseph Petraglia + Regina Benevides*  
*60 E. Monroe St. #4007*  
*Chicago, IL 60603*

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## Exhibit "A" – Legal Description

### PARCEL 1:

UNIT 4007 PARKING UNIT 7-26, IN THE LEGACY AT MILLENNIUM PARK CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

LOTS 6 AND 7 IN BLOCK 1 IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE LEGACY AT MILLENNIUM PARK CONDOMINIUM DATED SEPTEMBER 25, 2009 AND RECORDED SEPTEMBER 25, 2009 AS DOCUMENT NUMBER 0926818079, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 2-1005-44, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM DATED SEPTEMBER 25, 2009 AND RECORDED SEPTEMBER 25, 2009 AS DOCUMENT NUMBER 0926818079, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY ILLINOIS.

### PARCEL 3:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AGREEMENT DATED SEPTEMBER 9, 2005 BY AND BETWEEN THE ART INSTITUTE OF CHICAGO, AN ILLINOIS NOT-FOR-PROFIT CORPORATION AND MONROE/WABASH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED SEPTEMBER 9, 2005 AS DOCUMENT NUMBER 0525232121 FOR INGRESS AND EGRESS THROUGH THE LOBBY AREA AS DESCRIBED THEREIN AND PURSUANT TO THE TERMS CONTAINED THEREIN.

### PARCEL 4:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED SEPTEMBER 25, 2009 AND RECORDED SEPTEMBER 25, 2009 AS DOCUMENT NO. 0926818077 BY AND BETWEEN MONROE/WABASH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND MONROE/WABASH SAIC, LLC, A DELAWARE LIMITED LIABILITY COMPANY (ITS SUCCESSORS, GRANTEEES AND ASSIGNS) FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN.

TBTE