# **UNOFFICIAL COPY**

WARRANTY DEED 1/2
WGW W 397059 W H
Mail Deed To:

Elvin GARAYER 222 N. Columbra Dr. #2804

Chicago Zl 60601

Mail Tax Enl's To:

Elvin G7 11 4 4 2804 222 N. Columbus De # 2804

Chi CAJO ZI GO 601

Doc#. 2127128505 Fee: \$98.00 Karen A. Yarbrough Cook County Clerk

Date: 09/28/2021 03:23 PM Pg: 1 of 4

Dec ID 20210901677255

ST/CO Stamp 0-619-683-984 ST Tax \$208.00 CO Tax \$104.00

City Stamp 0-481-976-464 City Tax: \$2,184.00

Above space for recording purposes

#### PARCEL 1:

UNIT 2804 IN THE PARK MILLENNIUM CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE PROPERTY AND SPACE LYING ABOVE A HOLIZONTAL PLANE HAVING AN ELEVATION OF 49.00 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF PART OF THE LAUD'S LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADJITION BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10. 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 RECORDED JULY 25, 2005 AS DOCUMENT 0520644013, AND AS A MENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL I AS CREATED BY RECIPROCAL EASEMENT AGREEMENT DATED SEPTEMBER 30, 1985 AND RECORDED SEPTEMBER 30, 1985 AS DOCUMENT NUMBER 85211829, AMENDED BY AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT DATED OCTOBER 1, 1985 AND RECORDED MARCH 25, 1986 AS DOCUMENT NUMBER 86115106 AND SECOND AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT DATED AS OF OCTOBER 1, 1994 AND RECORDED NOVEMBER 29, 1994 AS DOCUMENT NUMBER 04002369 MADE BY AND AMONG AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED

CHARGE CTC DUPAGE

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DECEMBER 1, 1982 AND KNOWN AS TRUST NO. 56375, AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 17, 1985 AND KNOWN AS TRUST NO. 6497) TO CONSTRUCT, USE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND REPLACE THE EXTENSION OF A BUILDING AND ITS APPURTENANCES IN THE AIR RIGHTS LOCATED (A) ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF NINETY-ONE FEET, SIX INCHES ABOVE CHICAGO CITY DATUM AND (B) WITHIN THE TRIANGULAR SHAPED AREA OF THE BLOCK MARKED "TOWER EASEMENT": THE RIGHT TO HAVE THE IMPROVEMENTS CONSTRUCTED ON PARCEL 1 ABUT AND MAKE CONTACT WITH THOSE IMPROVEMENTS CONSTRUCTED ON AND ALONG THE PERIMETER OF THE "LC PROPERTY" AS DESCRIBED THEREIN; AND TO ENTER UPON THAT PART OF THE BLOCK OWNED BY "GRANTOR" AS MAY BE REASONABLY NECESSARY FOR THE PURPOSE OF WINDOW WASHING, CAULKING, TUCKPOINTING, SEALING AND ANY OTHER MAINTENANCE OR REPAIR OF THE IMPROVEMENTS CONSTRUCTED ALONG THE COMMON BOUNDARIES OF THE PROPERTY DESCRIBED THEREIN, ALL AS DEFINED AND SET FORTH IN SAID DOCUMENT OVER THE LAND DESCRIBED AS THE "LC PROPERTY" DEPICTED IN EXHURIT "A" THEREIN.

#### PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND PLATFICTIONS DATED MARCH 23, 1988 AND RECORDED MARCH 24, 1988 AS DOCUMENT NUMBER 88121032 MADE BY AND AMONG AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED DECEMBER 23, 1/87 AND KNOWN AS TRUST NO. 104126-09, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED JUNE 28, 1500 AND KNOWN AS TRUST NO. 46968, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1982 AND KNOWN AS TRUST NO. 56375, ILUNOIS CENTER CORPORATION AND METROPOLITAN STRUCTURES, AND AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED OCTOBER I, 1994 AND RECORDED NOVEMBER 29, 1994 AS DOCUMENT NUMBER 04002370 TO ENTER UPON THE "PROJECT SITE" AND OVER THE "PROJECT" FOR THE PURPOSES OF INSTALLING, MAINTAINING AND REPLACING CAISSON BELLS WHICH MAY EXTEND INTO THE "PROJECT SITE"; PROTECTING THE ROOF OF THE PROJECT DURING CONSTRUCTION; INSTALLING, MAINTAINING AND REPLACING FLASHING BETWEEN IMPROVEMENTS ON PARCEL I AND ABUTTING IMPROVEMENTS ON THE "PROJECT SITE"; INSTALLING, MAINTAINING AND REPLACING ARCHITECTURAL ORNAMENTATIONS AND FEATURES WHICH MAY EXTEND ONO THE "PROJECT SITE" OVER THE ROOF LINE OF THE "PROJECT"; CONSTRUCTING, MAINTAINING AND REPLACING IMPROVEMENTS TO BE CONSTRUCTED ON PARCE 1: WINDOW WASHING, CAULKING, TUCKPOINTING AND SEALING; ANY OTHER MAINTENANCE OR REPAIR OF THE IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED ON PARCEL 1 ALONG THE COMMON BOUNDARIES OF PARCEL 1 AND "PROJECT SITE" AND ANY OTHER ENCROACHMENT INTO THE AIR SPACE ABOVE THE "PROJECT" AS MAY BE REASONABLY NECESSARY FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF BUILDINGS ON PARCEL I; AND FOR EMERGENCY EGRESS AND INGRESS FROM PARCEL 1 OVER THE "PROJECT" AND "PROJECT SITE", ALL DEFINED AND SET FORTH IN SAID DOCUMENT OVER THE LAND DESCRIBED AS THE "PROJECT SITE" DESCRIBED IN EXHIBIT "A" THEREIN.

#### PARCEL 4:

EASEMENTS FOR STRUCTURAL SUPPORT, PARKING, VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, AMONG OTHERS, FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BY MCZ/CENTRUM MILLENNIUM, LL.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND

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### LIMITED LIABILITY COMPANY DATED DECEMBER 16, 2004 AND RECORDED DECEMBER 22, 2004 AS DOCUMENT 0435734062 AND AMENDED BY DOCUMENT 0505619072.

Permanent Real Estate Index Number(s): 17-10-316-033-1279 Address of Real Estate: 222 N. Columbus Drive, Unit 2804, Chicago, IL 60601

SUBJECT TO: (a) covenants, conditions and restrictions of record; (b) building lines and private, public and utility easements, if any; (c) general real estate taxes not yet due and payable at the time of closing.

TO HAVE AND TO HOLD said premises as joint turns	forever.
TO MAVE AND TO HOLD said premises as	
This is not homestear property.	
Dated this 15th day of September, 2021	
C	
Argela Li	
Angela Li	
45.	
STATE OF New York ) SS.	
) SS.	

COUNTY OF Nassau 🗀

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Angela Li, personally known to me to be the persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

day of September, 2021 Given under my band and official scal, this

(Notary Public)

Krystał Grogan Notary Public, State of New York No. 01GR6402830 Qualified in Nassau County Commission Expires January 13, 2024

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# **UNOFFICIAL COPY**

Dated this day of September, 2021	
STATE OF MOTOS SS.	Hong Wang
STATE OF MORTISS.	
Hong Wang, personally known to me to be the 's	I County, in the State aforesaid, CERTIFY THAT ersons whose name is subscribed to the foregoing on and acknowledged that she signed, sealed, and any act for the uses and purposes therein set forth.
Given under my hand and official seal, this15	day of September, 2021
	Thotary Public)
	SUP A LESANEZ PORPAS  SUTAPI PUBLIC OF NEW JERSEY  COMMANDO IN 50103467  MY COMMISSION DEPRES 4/22/2008