

759581



Cook County Clerk

118 N. Clark St.
Rm 120
Chicago, IL 60602
312-603-5050
312-603-5063 (fax)

Doc# 2130146010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/28/2021 10:09 AM PG: 1 OF 7

WARRANTY DEED

For Recorder's Use Only

The Grantors, Mark Nunes and Paula Nunes, for and in consideration of TEN dollars (\$10) and other good and valuable consideration in hand paid and pursuant to the power and authority vested in the Grantors as Trustees, CONVEYS AND WARRANTS to the following Grantees: Jong Jung and Jun Jung _____, of _____, all interest in the following described land in the County of Cook, State of Illinois, to wit:

See attached Exhibit A.

PIN: 17-10-316-033-1153

Commonly Known As: 222 North Columbus Drive, Unit 1508, Chicago Illinois 60601

This Deed hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois subject to 2021 year real estate taxes, covenants, conditions, easements and restrictions of public record.

Dated this 15th day of October, 2021

Mark Nunes

Paula Nunes

S
P
S
SC
INT JP

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State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Nunes and Paula Nunes 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/or virtually and acknowledged that each signed, sealed and delivered the said instrument as their free and voluntary act, for the purposes therein set forth.

GIVEN under my hand and Notary Seal this 15th day of October, 2021.

_____ Seal:
Notary Public

This instrument prepared by:
Attorney Sandeep Basran
Basran Law Office
2543 N. Milwaukee Ave., 2nd Fl.
Chicago IL 60647

Send Subsequent Tax Bill To:

Send Recorded Deed To:

UNOFFICIAL COPY

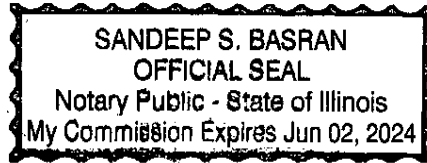
State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Nunes and Paula Nunes 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/or virtually and acknowledged that each signed, sealed and delivered the said instrument as their free and voluntary act, for the purposes therein set forth.

GIVEN under my hand and Notary Seal this 15th day of October, 2021.

Sandeep S. Basran
Notary Public

Seal:



This instrument prepared by:
Attorney Sandeep Basran
Basran Law Office
2543 N. Milwaukee Ave., 2nd Fl.
Chicago IL 60647

Send Subsequent Tax Bill To:

Jong + Jun Jung
222 N. Columbus Dr # 1508
Chicago IL 60601

Send Recorded Deed To:

" SAME "

UNOFFICIAL COPY

File No: 759581

EXHIBIT "A"**PARCEL ONE:**

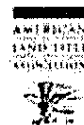
UNIT NO. 1508, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE PARK MILLENIUM CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0520644013, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

EASEMENTS FOR THE BENEFIT OF PARCEL ONE AS CREATED BY RECIPROCAL EASEMENT AGREEMENT DATED SEPTEMBER 30, 1985 AND RECORDED SEPTEMBER 30, 1985 AS DOCUMENT 85211829, AMENDED BY AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT DATED OCTOBER 1, 1985 AND RECORDED MARCH 25, 1986 AS DOCUMENT 86115106 AND SECOND AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT DATED AS OF OCTOBER 1, 1994 AND RECORDED NOVEMBER 29, 1994 AS DOCUMENT 04002369 MADE BY AND AMONG AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 28, 1979 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 AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 17, 1985 AND KNOWN AS TRUST NO. 64971 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 91 FEET, 6 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 ONE ABUT AND MAKE CONTRACT 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 EXHIBIT "A" THEREIN.

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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Commitment for Title Insurance (8-1-2016)

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Pin: 17-10-316-033-1153

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PARCEL THREE:

EASEMENTS FOR THE BENEFIT OF PARCEL ONE AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS DATED MARCH 23, 1988 AND RECORDED MARCH 24, 1988 AS DOCUMENT 88121032 MADE BY AND AMONG AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED DECEMBER 23, 1987 AND KNOWN AS TRUST NO. 104126-09, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED JUNE 28, 1979 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, ILLINOIS CENTER CORPORATION AND METROPOLITAN STRUCTURES, AND AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED OCTOBER 1, 1994 AND RECORDED NOVEMBER 29, 1994 AS DOCUMENT 04002370 TO ENTER UPON THE "PROJECT SITE" AND OVER THE "PROJECT" FOR THE PURPOSES OF INSTALLING, MAINTAINING AND REPLACING THE CAISSON BELLS WHICH MAY EXTEND IN THE "PROJECT SITE"; PROTECTING THE ROOF OF THE PROJECT DURING CONSTRUCTION; INSTALLING, MAINTAINING AND REPLACING THE FLASHING BETWEEN IMPROVEMENTS ON PARCEL ONE AND ABUTTING IMPROVEMENTS ON THE "PROJECT SITE"; INSTALLING, MAINTAINING AND REPLACING ARCHITECTURAL ORNAMENTATIONS AND FEATURES WHICH MAY EXTEND IN THE "PROJECT SITE" OVER THE ROOF LINE OF THE "PROJECT"; CONSTRUCTING, MAINTAINING AND REPLACING IMPROVEMENTS TO BE CONSTRUCTED ON PARCEL ONE; WINDOW WASHING, CAULKING, TUCKPOINTING AND SEALING; ANY OTHER MAINTAINANCE OR REPAIR OF THE IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED ON PARCEL ONE ALONG THE COMMON BOUNDARIES OF PARCEL ONE 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 ONE; AND FOR EMERGENCY EGRESS AND INGRESS FROM PARCEL ONE 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 FOUR:

EASEMENTS FOR STRUCTURAL SUPPORT, PARKING, VEHICULAR AND PEDESTRIAN EGRESS AND INGRESS, AMONG OTHERS, FOR THE BENEFIT OF PARCEL ONE AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BY MCZ/CENTRUM MILLENIUM, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND MCZ/CENTRUM MILLENIUM GARAGE, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY DATED DECEMBER 16, 2004 AND RECORDED DECEMBER 22, 2004 AS DOCUMENTS 043573062 AND 0505610972.

Pin: 17-10-316-033-1153

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

25-Oct-2021



CHICAGO:	3,375.00
CTA:	1,350.00
TOTAL:	4,725.00 *

17-10-316-033-1153 | 20211001604621 | 1-033-266-320

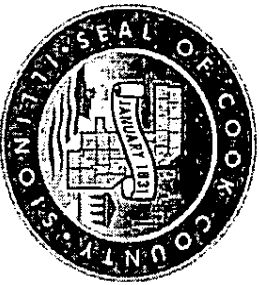
*Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

25-Oct-2021



COUNTY:	225.00
ILLINOIS:	450.00
TOTAL:	675.00

17-10-316-033-1153

20211001604621

1-838-572-688

Property of Cook County Clerk's Office