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161
21NW7144W27NS01
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WARRANTY DEED
Statutory (ILLINOIS)

THIS DOCUMENT PREPARED BY:

Vasili Liosatos
Kovitz Shifrin Nesbit
55 West Monroe, Ste. 2445
Chicago, Illinois 60603



Doc# 2130510044 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/01/2021 03:54 PM PG: 1 OF 3

FOR RECORDER'S USE ONLY

ABOVE SPACE FOR RECORDER'S USE

THE GRANTOR(S) **Midland IRA Inc., FBO Ann Trampas #1634739**, of 1104 Devon Ave, Park Ridge, IL 60068, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEE, **NPG CH1 Field Harbor LLC, a Delaware limited liability company**, of 1301 Avenue of the Americas, 33rd Floor, New York, NY 10019, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

PIN: **17-10-400-033-1317**

Address of Real Estate: **165 N. Field Boulevard, Unit M 29, Chicago, IL 60601**

TO HAVE AND TO HOLD together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

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REAL ESTATE TRANSFER TAX		00-001-2021
COUNTY:		10.25
ILLINOIS:		20.50
TOTAL:		30.75

17-10-400-033-1317 | 20211001695573 | 1-775-536-272

REAL ESTATE TRANSFER TAX		00-001-2021
CHICAGO:		153.75
CTA:		61.50
TOTAL:		215.25 *

17-10-400-033-1317 | 20211001695573 | 0-014-813-328

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

S Y
P B
S Y-1
SC _____
INT AL

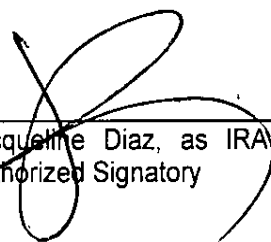
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IN WITNESS WHEREOF, said Grantor has caused their name to be signed to this Warranty Deed to be effective this 29th day of July, 2021.

Grantor:

Midland IRA Inc., FBO Ann Trampas #1634739



Jacqueline Diaz, as IRA Administrator and Authorized Signatory

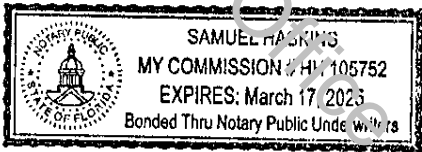
STATE OF Florida)
COUNTY OF Lee) ss.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Jacqueline Diaz**, not as an individual but as IRA Administrator and Authorized Signatory of the Midland IRA Inc., FBO Ann Trampas #1634739, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29 day of July, 2021.



NOTARY PUBLIC
My commission expires: 3/17/25



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EXHIBIT A

LEGAL DESCRIPTION

UNIT M29 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN FIELD HARBOR PARKING CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0325431120, AS AMENDED BY THE FIRST AMENDMENT RECORDED FEBRUARY 4, 2005 AS DOCUMENT 0503503083, IN FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE LAND IS COMMONLY KNOWN AS:

165 N. FIELD BOULEVARD, UNIT M29, CHICAGO, IL 60601

17-10-400-033-1317

MAIL AFTER RECORDING TO:

Taft Stettinius & Hollister LLP
111 E. Wacker Drive, Suite 2800,
Chicago, IL 60601
Attention: Kathryn Kovitz Arnold

MAIL TAX BILLS TO:

NPG CHI1 Field Harbor LLC
1301 Avenue of the Americas,
33rd Floor
New York, NY 10019