

# UNOFFICIAL COPY

Doc#: 2131247066 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/08/2021 04:03 PM Pg: 1 of 3

## WARRANTY DEED Statutory Illinois

Dec ID 20211001622186  
ST/CO Stamp 0-185-390-224 ST Tax \$387.00 CO Tax \$193.50  
City Stamp 0-532-272-272 City Tax: \$4,063.50

THE GRANTOR,

**ANDREW PIPPIN**, married to  
**MORGAN R. PIPPIN**, of the City  
of CHICAGO, State of ILLINOIS  
for and in consideration of TEN  
DOLLARS (\$10.00) and other good  
and valuable considerations in hand  
paid,

CONVEYS and WARRANTS TO:

**PATRICK J. KEENAN** and  
**MINHUA DING**, of  
1130 S. MICHIGAN AVE.  
CHICAGO, IL 60605

not as Tenants in Common, not as Joint Tenants, but as TENANTS BY THE ENTIRETY,  
the following described Real Estate situated in the County of Cook, in the State of Illinois, to  
wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO.**

Property Index Number (PIN): 17-27-110-035-1024 and 17-27-110-035-1066

Subject only to the following, if any: covenants, conditions, and restrictions of record; building lines and  
easements, general real estate taxes not yet due and payable at the time of closing;

hereby releasing and waiving all rights under the Homestead Exemption Laws of the State of Illinois.  
TO HAVE AND TO HOLD said premises FOREVER.

Address of Real Estate: 2303 S. Michigan Ave., Unit 306, Chicago, IL 60616

[SIGNATURE ON FOLLOWING PAGE]

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DATED this 27<sup>th</sup> day of October, 2021.

  
\_\_\_\_\_  
ANDREW PIPPIN

  
\_\_\_\_\_  
MORGAN R. PIPPIN

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 **ANDREW PIPPIN and MORGAN R. PIPPIN**, whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 27<sup>th</sup> day of October, 2021.

  
\_\_\_\_\_  
NOTARY PUBLIC

Commission expires



This instrument was prepared by:

Marc Sherwood  
**SHERWOOD LAW GROUP**  
218 N. Jefferson Street  
Suite #401  
Chicago, IL 60661

Mail to:

John Mantas, Esq.  
Skoubis & Mantas LLC  
1300 W Higgins Rd., #209  
Park Ridge, IL 60068

Send subsequent tax bills to:

<sup>F</sup>  
Patrick Keenan and Minhua Ding  
2303 S. Michigan Ave., Unit 306  
Chicago, IL 60616

PROPOSED OF COOK COUNTY CLERK'S OFFICE

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## EXHIBIT "A" Legal Description

Unit 306 and P18, in Motor Row Lofts at 2301 - 2315 South Michigan Avenue Condominium, together with its undivided percentage interest in the common elements, as defined and delineated in the Declaration of Condominium recorded as Document Number 0811922074 as amended from time to time, in Canal Trustees' subdivision of the west half of Section 27, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, more particularly described as follows:

### Parcel 1:

The North 75.00 feet of Lot 2 except portions taken for Michigan Avenue in Block 23 in Canal Trustees' Subdivision of the West Half of Section 27, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel 2:

The right to use the Westerly Half of the Skybridge described as follows:

As created by declaration of party wall rights and Skybridge maintenance agreement dated as of March 21, 2006 and recorded March 23, 2006 as Document 0608233172: any and all right, title and or undivided interest in and to the Four (4) story covered bridge or passageway ("Skybridge"), approximately Fourteen (14) feet in width, over and across the North/South Twenty (20) foot public alley in block bounded by South Michigan Avenue, East 23rd Street, South Indiana Avenue and East 24th street, connecting the Second (2nd), Third (3rd), Fourth (4th) and Fifth (5th) floors of the premises commonly known as 2301-2309 South Michigan Avenue, Chicago, Illinois with the corresponding floors of the premises commonly known as 2300-2308 South Indiana Avenue, Chicago, Illinois, subject to all applicable laws, including but not limited to the ordinances of the City of Chicago, and the directions of the commissioner of streets and sanitation, the commissioner of buildings, the commissioner of transportation and the director of revenue of the City of Chicago, and further subject to any and all rights of the adjoining owner of the premises commonly known as 2300-2308 South Indiana Avenue, Chicago, Illinois in and to the Skybridge.

### Parcel 3:

Lot 2 (except the North 75 feet thereof) and the North Half of Lot 3 (except portions of said lots taken for Michigan Avenue) in Block 23 in Canal Trustees Subdivision of the West half of Section 27, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel B:

Non-Exclusive easements for the benefit of Parcel A, as contained in Declaration of Covenants, Conditions, Restrictions, party walls and easements for Motor Row Lofts Condominium Building, 2301-2315 South Michigan Avenue, Chicago, Illinois, recorded April 28, 2008 as Document Number 0811922075.