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Doc#: 2131310161 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/09/2021 01:10 PM Pg: 1 of 4

Dec ID 20210901690070
ST/CO Stamp 1-686-121-616 ST Tax \$181.50 CO Tax \$90.75
City Stamp 0-347-828-368 City Tax: \$1,905.75

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

THE GRANTOR(S) Jatinder Pal Singh, Trustee of the Jatinder Pal Singh Trust dated 11-17-2010 as to 50 % and Davinder D. Singh, Trustee of the Davinder D. Singh Trust dated 11-17-2010 as to 50%, of the City of Chicago, County of Cook, Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) Alexander L. Berman and Galina Aistova-Berman, as joint tenants 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

*SHC13833256E
TofA*


SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, General taxes for the year "2020" and subsequent years.



Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-10-316-033-1082

Address(es) of Real Estate 222 N. Columbus Drive, 907, Chicago, IL 60601

Dated this 28 day of September 2021

REAL ESTATE TRANSFER TAX		05-Oct-2021
	CHICAGO:	1,361.25
	CTA:	544.50
	TOTAL:	1,905.75 *

REAL ESTATE TRANSFER TAX		08-Nov-2021
	COUNTY:	90.75
	ILLINOIS:	181.50
	TOTAL:	272.25

17-10-316-033-1082 | 20210901690070 | 0-347-828-368

17-10-316-033-1082 | 20210901690070 | 1-686-121-616

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

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Jatinder Pal Singh
Jatinder Pal Singh, Trustee of the Jatinder Pal Singh Trust dated 11-17-2010

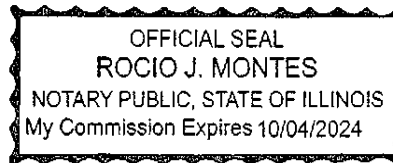
Davinder D. Singh
Davinder D. Singh, Trustee of the Davinder D. Singh Trust dated 11-17-2010

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jatinder Pal Singh, Trustee of the Jatinder Pal Singh Trust dated 11-17-2010 and Davinder D. Singh, Trustee of the Davinder D. Singh Trust dated 11-17-2010, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28 day of September, 20 21.

Rocio J. Montes

Notary Public



Prepared by:

George C. Xamplas
25 E. Washington, Suite 700
Chicago, IL 60602

Mail to: Alexander L. BERMAN
Galina Aistova-BERMAN
222 N. Columbus DR. #907
Chicago, IL 60601

Name and Address of Taxpayer:

Alexander L. BERMAN
Galina Aistova-BERMAN
222 N. Columbus DR. #907
Chicago, IL 60601

Property of Cook County Clerk's Office

UNOFFICIAL COPY**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description**Parcel 1:**

Unit 907 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 horizontal plane having an elevation of 49.00 feet above Chicago City Datum and lying within the boundaries, projected vertically, of part of the lands lying East of and adjoining Fort Dearborn addition to Chicago, said addition 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, together with its undivided percentage interest in the common elements, in Cook County, Illinois

Parcel 2:

Easements for the benefit of Parcel 1 as created by Reciprocal Easement Agreement dated September 30, 1985 and recorded September 30, 1985 as document number 85211329, 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 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 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 about 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 Exhibit "A" therein.

Parcel 3:

Easements for the benefit of Parcel 1 as created by Declaration of Easements, Covenants and Restrictions 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, 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 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 in the "Project Site"; protecting the roof of the project during construction; installing, maintaining and replacing the flashing between improvements on Parcel 1 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 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 1; 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 Egress and Ingress, among others, for the benefit of Parcel 1 as created by Declaration of Covenants, Conditions, Restrictions and Easements by MCZ/Centrum Millennium, L.L.C., an Illinois Limited

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; and a countersignature by the Company or its issuing agent that may be in electronic form.

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Liability Company and MCZ/Centrum Millennium Garage, L.L.C., an Illinois Limited Liability Company dated December 16, 2004 and recorded December 22, 2004 as document 0435734062 and 0505619072.

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