



2200515030

Doc# 2200515030 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/05/2022 01:51 PM PG: 1 OF 6

WARRANTY DEED

THE GRANTORS, GEORG ZUEND and ELISABETH ZUEND, husband and wife, of Chicago, Illinois; for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY and WARRANT to T2 CONCEPT LLC, an Illinois Limited Liability Company with the address of 756 W. 30th St. Chicago, Illinois 60616 in fee simple forever, the following described Real Estate:

Address of Property: 1464 S MICHIGAN AVENUE, UNIT 1308, CHICAGO, IL 60605

* PARKING 167

Parcel ID Number: 17-22-107-069-1194 and 17-22-107-069-1371

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

situated in the County of Cook, State of Illinois. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2021 and subsequent years.

DATED this 20 day of December, 2021

[Signature] (SEAL)
GEORG ZUEND

[Signature] (SEAL)
ELISABETH ZUEND

File nr: AT 200129
After recording mail to:
Altima Title, LLC. 1/3
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

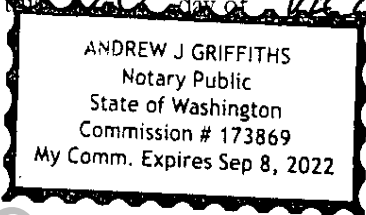
UNOFFICIAL COPY

STATE OF)
WASHINGTON)
COUNTY OF CLATSOP) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that GEORG ZUEND and ELISABETH ZUEND, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 20 day of DECEMBER, 2021.

Andrew J Griffiths
NOTARY PUBLIC



Ronak Desai
Prepared by Parikh Law Group, LLC, 139 S. Wacker Dr., Suite 2600, Chicago, IL 60606

MAIL TO:
T2 CONCEPT LLC
16679 Windsor Ct.
Lemont, IL 60439

SEND SUBSEQUENT TAX BILLS TO:
T2 CONCEPT LLC
16679 Windsor Ct.
Lemont, IL 60439

Property of Cook County Clerk's Office

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File No: AT200129

EXHIBIT "A"

UNIT 1308 AND GARAGE UNIT P-167 IN THE 1464 SOUTH MICHIGAN AVENUE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THE SOUTH 3.1 FEET OF LOT 23 (EXCEPT ALLEY) AND ALL OF LOT 24 (EXCEPT ALLEY) IN SPRING TRACT OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTH 4.64 FEET OF LOT 1 (EXCEPT ALLEY) IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 3 (EXCEPT THAT PORTION THEREOF TAKEN OR USED FOR AN ALLEY) IN COUNTY CLERK'S DIVISION OF LOTS 2 AND 3 IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP OF SAID COUNTY CLERK'S DIVISION RECORDED APRIL 23, 1878, IN BOOK 13 OF PLATS, PAGE 78, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

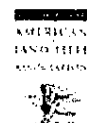
LOT 1 (EXCEPT THE NORTH 4.64 FEET THEREOF) IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO A STRIP OF LAND 8.94 FEET IN WIDTH LYING SOUTH OF AND ADJOINING LOT 1 OF THE SAME DEPTH AS LOT 1 (EXCEPT FROM EAST THOSE PARTS TAKEN AS ALLEY) IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE SOUTH 25 FEET OF LOT 1 (EXCEPT THE A PART TAKEN FOR AN ALLEY) IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, OTHERWISE BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING ON THE WEST LINE OF MICHIGAN AVENUE IN THE CITY OF CHICAGO, IN COOK COUNTY, ILLINOIS AT A POINT 772.7 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION; THENCE RUNNING WEST 181.9 FEET MORE OR LESS TO A POINT MIDWAY

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. 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)
Technical Correction 4-2-2018
Schedule B - Part II*

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File No: AT200129

BETWEEN THE WEST LINE OF MICHIGAN AVENUE AND THE EAST LINE OF WABASH AVENUE; THENCE RUNNING SOUTH 25 FEET; THENCE EAST TO THE WEST LINE OF MICHIGAN AVENUE; THENCE NORTH ON SAID WEST LINE, 25 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART TAKEN FOR AND USED AS AN ALLEY), IN COOK COUNTY, ILLINOIS.

PARCEL 5:

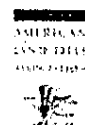
LOT 2 (EXCEPT 9.7 FEET OFF THE WEST END THEREOF) IN COUNTY CLERK'S DIVISION OF LOTS 2 AND 3 IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 8, 2008 AS DOCUMENT 0803903091, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Property Address: 1464 S MICHIGAN AVE UNIT 1308
 PARKING 167 CHICAGO, IL 60605
 Parcel ID Number: 17-22-107-069-1104/1271

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*Commitment for Title Insurance (8-1-2016)
 Technical Correction 4-2-2018
 Schedule B - Part II*

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17-22-107-069-1104

20220101690218 | 0-817-153-680



COUNTY:	103.75
ILLINOIS:	207.50
TOTAL:	311.25

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387

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17-22-107-069-1104 | 20220101690218 | 1-941-096-080
Total does not include any applicable penalty or interest due.

CHICAGO:	1,556.25
CTA:	622.50
TOTAL:	2,178.75 *

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387

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