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PT22 - 81282

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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2209404248 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/04/2022 10:44 AM Pg: 1 of 3

Dec ID 20220301666821
ST/CO Stamp 0-176-635-280 ST Tax \$154.50 CO Tax \$77.25
City Stamp 1-159-150-992 City Tax: \$1,622.25

THE GRANTOR, Caroline A. Ziv, an unmarried person, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, CONVEYS and WARRANTS to GRANTEE Kyle Spindler, an Unmarried Man.

in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Property Index Number: 17-10-203-027-1123

Property Address: 233 E. Erie Street #2103, Chicago, IL 60611

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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

PROPER TITLE, LLC

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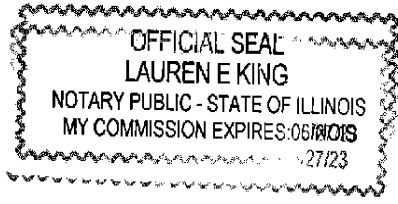
Dated this 28 day of March, 2022.

Caroline A. Ziv
Caroline A. Ziv

STATE OF IL
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Caroline A. Ziv, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered this instrument as a 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 notarial seal, this 28 day of March, 2022.



Lauren E King
Notary Public

MAIL RECORDED DEED TO:
Kyle Spindler
233 e. Erie Street #2103
Chicago, IL 60611

SEND SUBSEQUENT TAX BILLS TO:
Kyle Spindler
233 E. Erie Street #2103
Chicago, IL ~~60290~~ 60611

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"Exhibit A- Legal Description"

Parcel 1:

Unit 2103 in Streeterville Center Condominium as delineated on Survey of the following: All of the Property and Space lying above and extending upward from a horizontal plane having an elevation of 119.30 feet above Chicago City Datum (and which is also the lower surface of the floor slab of the ninth floor, in the 26-story building situated on the parcel of land hereinafter described) and lying within the boundaries projected vertically upward of a parcel of land comprised of Lots 20, 21, 22, 23, 24 and 25 (except that part of Lot 25 lying West of the center of the party wall of the building now standing on the dividing line between Lots 25 and 26), together with the Property and Space lying below said horizontal plane having an elevation of 119.30 feet above Chicago City Datum and lying above a horizontal plane having an elevation of 118.13 feet above Chicago City Datum (and which plane coincides with the lowest surface of the roof slab of the 8-story building situated on said parcel of land) and lying within the boundaries projected vertically upward of the South 17.96 feet of the aforesaid parcel of land, all in the Subdivision of the West 394 feet of Block 32, except the East 14 feet of the North 80 feet thereof in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Streeterville Center Condominium Association recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document Number 26017897; together with its undivided percentage interest in the Common Elements.

Parcel 2:

Easement for the Benefit of Lot 25 of the right to maintain party wall as established by Agreement between Edwin B. Sheldon and Heaton Owsley recorded August 11, 1892 as Document Number 1715549 on that part of Lots 25 and 26 in Kinzie's Addition aforesaid occupied by the West half of the party wall, all in Cook County, Illinois.

Parcel 3:

All those certain easements, privileges, rights of use and all other benefits described in that certain Declaration of Covenants, Conditions, Restrictions and Easements recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 26017894, as granted for the benefit of Parcel 1, by a deed from American National Bank and Trust Company of Chicago, a national banking association, as Trustee under Trust Agreement dated December 11, 1980 and known as Trust No. 51534 to Wendy Young dated October 1, 1981 and recorded October 2, 1981 as Document Number 26017895.