

# UNOFFICIAL COPY



226IND23UW3ANB1/2  
Chicago Title Insurance Company

## Warranty DEED ILLINOIS STATUTORY

Doc#: 2209417125 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/04/2022 01:46 PM Pg: 1 of 2

Dec ID 20220301666231  
ST/CO Stamp 1-310-294-928 ST Tax \$550.00 CO Tax \$275.00  
City Stamp 1-090-995-088 City Tax: \$5,775.00

THE GRANTOR(S), Alex Shifman, divorced and not since remarried, of 175 E. Delaware, Unit 4815, Chicago, IL 60611, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations in hand paid, convey(s) and warrant(s) to Vladimir Panine, an unmarried man of Chicago, IL, to have and to hold, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 4815 OF THE 175 EAST DELAWARE PLACE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO COLLECTIVELY AS "PARCEL"):

PARTS OF THE LAND, PROPERTY, AND SPACE BELOW AT AND ABOVE THE SURFACE OF THE EARTH, LOCATED WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH, OF A PARCEL OF LAND COMPRISED OF LOT 17 (EXCEPT THE EAST 16 FEET THEREOF) AND ALL OF LOTS 18 TO 28, BOTH INCLUSIVE, IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO LOTS 1 TO 4, BOTH INCLUSIVE, IN COUNTY CLERK'S DIVISION OF THE WEST 300 FEET OF THAT PART OF LOTS 16, 17, 18 AND 19 OF BLOCK 14 LYING EAST OF THE LINCOLN PARK BOULEVARD IN THE CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, CONVEYED BY DEED DATED JULY 27, 1973 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 30, 1973 AS DOCUMENT NUMBER 22418957 FROM JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, A CORPORATION OF MASSACHUSETTS, TO LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, NOT INDIVIDUALLY, BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN AS TRUST NUMBER 45450;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 175 EAST DELAWARE PLACE, CHICAGO, ILLINOIS, MADE BY LA SALLE NATIONAL BANK NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN AS TRUST NUMBER 45450 AND RECORDED ON AUGUST 10, 1973 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22434263 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL OF THE PROPERTY AND SPACE COMPRISING ALL UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

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**SUBJECT TO: SUBJECT TO: Covenants, conditions and restrictions of records, special taxes or assessments for improvements not yet completed, any confirmed special tax or assessment, general real estate taxes not yet due and payable at the time of closing including taxes which may accrue by reason of new or additional improvements during the years**

Permanent Real Estate Index Number(s): **17-03-220-020-1068**

Address of Real Estate: **175 E. Delaware, Unit 4815, Chicago, IL 60611**

Dated this 22 day of February, 2022.

**X** *Alex Shifman*  
Alex Shifman

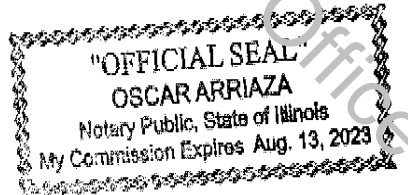
STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Alex Shifman**, personally known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed, and delivered the said instrument as her/his/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 22 day of February, 2022.

*Oscar Arriaza*  
(Notary Public)

**Prepared By:**  
**MORTON RUBIN**  
Attorney at Law  
3330 Dundee Rd., Suite C-4  
Northbrook, IL 60062



**After Recording Mail To:**

Same

**Name and Address of Taxpayer:**  
**Vladimir Panine**  
**175 E. Delaware, Unit 4815, Chicago, IL 60611**