

UNOFFICIAL COPY

Doc#: 2218206049 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/01/2022 07:49 AM Pg: 1 of 2

Warranty/Trustee Deed Illinois Statutory

Dec ID 20220501632942
ST/CO Stamp 1-190-649-936 ST Tax \$399.00 CO Tax \$199.50
City Stamp 0-062-459-984 City Tax: \$4,189.50

THE GRANTOR(S), Mary Ellen Luning, a single person, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Shital Shah and Kunal Chawla, of 48 East George Street, Providence, Rhode Island 02906, wife and husband, as Tenants by the Entirety all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 2005 AND PARKING SPACE UNIT P4-10, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE COMMON ELEMENT STORAGE SPACE S20-R, ALL IN THE METROPOLITAN TOWER CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE METROPOLITAN TOWER CONDOMINIUM, WHICH PLAT OF SURVEY DELINEATES PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 1 THROUGH 5 AND THE NORTH-SOUTH 10-FOOT PRIVATE ALLEY IN THE SUPERIOR COURT PARTITION OF LOT 1 IN BLOCK 8 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO (SUPERIOR COURT DECREE ENTERED APRIL 8, 1871) TOGETHER WITH LOTS 4 AND 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS' UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: PERPETUAL, RECIPROCAL EASEMENT BENEFITING PARCEL 1 FOR CAISSONS TO BE CENTERED ON THE DIVIDING LINE BETWEEN LOTS 4 AND 5 IN BLOCK 8 CREATED BY AGREEMENT DATED MAY 1, 1923 BETWEEN SIMON W. STRAUS AND CHICAGO TITLE AND TRUST COMPANY, TRUSTEE UNDER TRUST NUMBER 11227, RECORDED DECEMBER 26, 1924 AS DOCUMENT NUMBER 8718964.

PARCEL 3: PERPETUAL EASEMENT BENEFITING PARCEL 1 CREATED BY RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED NOVEMBER 4, 1977 AS DOCUMENT NUMBER 24180486, TO USE OIL TANKS AND RELATED PIPING LINES AND CONDUITS LOCATED IN THE CNA BUILDINGS, AS THEREIN DEFINED, FOR THE PURPOSE OF THE STORAGE OF FUEL OIL AND FOR ENTRY UPON AND FOR INGRESS AND EGRESS FOR MEN, MATERIAL AND EQUIPMENT TO THE EXTENT REASONABLY NECESSARY IN THE PERFORMANCE OF OIL TANK MAINTENANCE, AS THEREIN DEFINED.

PARCEL 4: NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 073510377, AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 14, 2008 AS DOCUMENT NUMBER 0804531073 OVER THE LAND DESCRIBED THEREIN, AS MORE PARTICULARLY DESCRIBED THEREIN.

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

Doc 22061794

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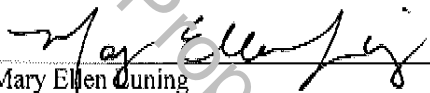
SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements, general real estate taxes not yet due and payable at the time of Closing.

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

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustees by the terms and in pursuance of the trust agreement above mentioned.

Permanent Real Estate Index Number: 17-15-107-078-1443; 17-15-107-078-1177
Address of Real Estate: 310 S. Michigan Avenue, Unit 2005, Chicago, Illinois 60604

Dated this 24 day of May, 2022




Mary Ellen Luning

STATE OF New York, COUNTY OF Westchester ss



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mary Ellen Luning, 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 she signed, sealed and delivered the said instrument as her 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 24th day of May, 2022


AHN TED TAESHNIK
Notary Public, State of New York
No. 01AN6286995
Qualified in Westchester County
Commission Expires 08/05/2025
 (Notary Public)

Prepared By: Lisa M. Raimondi
Raimondi Law Group, Ltd.
15774 S. LaGrange Road, #161
Orland Park, Illinois 60462

Mail To:
Alexander R. Domanskis
1 North Franklin Street, Suite 1200
Chicago, Illinois 60606

REAL ESTATE TRANSFER TAX		08-Jun-2022
	COUNTY:	199.50
	ILLINOIS:	399.00
	TOTAL:	598.50
17-15-107-078-1443 20220501632942 1-190-649-936		

Name & Address of Taxpayer:
Shital Shaw and Kunal Chawla
310 South Michigan Avenue, Unit 2005
Chicago, Illinois 60604

REAL ESTATE TRANSFER TAX		08-Jun-2022
	CHICAGO:	2,992.50
	CTA:	1,197.00
	TOTAL:	4,189.50 *
17-15-107-078-1443 20220501632942 0-062-459-984		

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