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Doc# 2220142009 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/20/2022 10:57 AM PG: 1 OF 5

BT 2210022-00052
WARRANTY DEED (192)

Property of Cook County Clerk's Office

THE GRANTOR, HOVANNES JAGASPANYAN, a married man, of the city of Los Angeles, State of California, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby CONVEYS and WARRANTS to STEPHEN D. HARRIS and NICOLE E. HARRIS (2110 Swainwood Dr., Glenview, IL 60025), Husband and Wife, Grantees, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to be held as JOINT TENANTS, TO-WIT:

PARCEL ONE:

UNIT 3001, TOGETHER WITH AN EXCLUSIVE RIGHT TO USE STORAGE SPACE S-1205-35, A LIMITED COMMON ELEMENT, IN THE LEGACY AT MILLENNIUM PARK CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

LOTS 6 AND 7 IN BLOCK 1 IN FRATIONAL SECTION 15, 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 OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS, AND BY-LAWS FOR THE LEGACY AT MILLENNIUM PARK CONDOMINIUM DATED SEPTEMBER 25, 2009 AND RECORDED SEPTEMBER 25, 2009 AS DOCUMENT 0926818079, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL TWO:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AGREEMENT DATED SEPTEMBER 9, 2005 BY AND BETWEEN THE ART INSTITUTE OF CHICAGO, AN ILLINOIS NOT-FOR-PROFIT CORPORATION AND MONROE/WABASH DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED SEPTEMBER 9, 2005 AS DOCUMENT NUMBER 0525232121 FOR INGRESS AND EGRESS THROUGH THE LOBBY AREA AS DESCRIBED THEREIN AND PURSUANT TO THE TERMS CONTAINED THEREIN.

SPSY-1
SC
INT

PARCEL 3:

REAL ESTATE TRANSFER TAX	28-Jun-2022
CHICAGO:	7,987.50
CTA:	3,195.00
TOTAL:	11,182.50 *



17-15-101-026-1103 | 20220601653824 | 0-426-530-896

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

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NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED SEPTEMBER 25, 2009 AND RECORDED SEPTEMBER 25, 2009 AS DOCUMENT NO. 0926818077 BY AND BETWEEN MONROE/WABASH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND MONROE/WABASH SAIC, LLC, A DELAWARE LIMITED LIABILITY COMPANY (ITS SUCCESSORS, GRANTEES AND ASSIGNS) FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN.


This deed is subject to covenants, conditions, and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; acts done or suffered by Grantees; limitations and conditions imposed by the Condominium Property Act, installments due after the date of closing of general assessments pursuant to the Declaration/CCRs; and general real estate taxes not due and payable as of the date hereof;

Grantor, HOVANNES JAGASPANYAN., hereby releases and waives all rights, if any under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Numbers
17-15-101-026-1103

Address of Real Estate
60 E. Monroe St., Unit 3001, Chicago, IL 60603 ✕

Dated this 21th day of June 2022.


HOVANNES JAGASPANYAN

STATE OF California)
) SS.
COUNTY OF Los Angeles



The undersigned, a notary public in and for the above county and state, certifies that HOVANNES JAGASPANYAN 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 signing and acknowledging that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: June 21, 2022

My commission expires: Mar 2, 2026

Jordan M D Magoon,
Notary Public

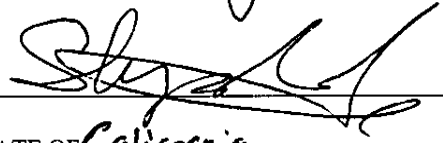
See Attached Acknowledgment

REAL ESTATE TRANSFER TAX		15-Jul-2022
	COUNTY:	532.50
	ILLINOIS:	1,065.00
	TOTAL:	1,597.50
17-15-101-026-1103	20220601653824	1-805-988-944

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Lusine Sarkissian, spouse of HOVANNES JAGASPANYAN, hereby releases and waives all rights, if any under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 21st day of June 2022.



STATE OF California

SS.

COUNTY OF Los Angeles

The undersigned, a notary public in and for the above county and state, certifies that Lusine Sarkissian, 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 signing and acknowledging 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.

Dated: June 21, 2022

My commission expires: Mar 2, 2025

Jordan M D Magoon
Notary Public

See Attached Acknowledgment

Send subsequent tax bills to:

Stephen and Nicole Harris
60 E. Monroe St., Unit 3001
Chicago, Illinois 60603

~~After recording send to:~~

Stephen and Nicole Harris
60 E. Monroe St., Unit 3001
Chicago, Illinois 60603

This instrument was prepared by:

Jennifer Guimond-Quigley, Attorney At Law
20 N. Clark Street, Suite 3300
Chicago, Illinois 60602

After Recording Return To:

Burnet Title - Post Closing
1301 W. 22nd Street Suite 510
Oak Brook, IL 60523

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }

On June 21, 2022 before me, Jordan M.D Magoon, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Hovannes Jagaspanyan
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: 6/21/2022 Number of Pages: 3
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

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CIVIL CODE § 1189

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State of California }
County of Los Angeles }

On June 21, 2022 before me, Jordan M.D Magoon, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Lusine Sarkissian
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____