

226SC789014-1A

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Doc#: 2221746178 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/05/2022 02:08 PM Pg: 1 of 3

**SPECIAL
WARRANTY DEED**
(Corporation to Individual)

Dec ID 20220701687782
ST/CO Stamp 1-980-546-128 ST Tax \$220.00 CO Tax \$110.00
City Stamp 0-906-804-304 City Tax: \$2,310.00

U.S. BANK NATIONAL ASSOCIATION AS
LEGAL TITLE TRUSTEE FOR TRUMAN 2016
SC6 TITLE TRUST

THIS INDENTURE is made this 29 day of JUNE, 2022, between U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, by and through its attorney-in-fact, Truman Capital Advisors LP, party of the first part, and MPC Investment Group LLC, 1000 N. Lake Shore Drive, Chicago, Illinois 60611, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid by the party of the second part, the receipt and sufficiency of which are hereby expressly acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents, does hereby REMISE, RELEASE and CONVEY unto said party of the second part, and to its successors and assigns, forever, all of the following described land situated in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Common Address: 233 E. Erie Street, Unit 2500, Chicago, Illinois 60611
Permanent Index No. 17-10-203-027-1161

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing. Property sold "AS IS" and "WHERE IS".

Together with all hereditaments and appurtenances thereunto belonging, or appertaining thereto, and all reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, in and to the above-described premises; TO HAVE AND TO HOLD the said premises as above-described, with the appurtenances, unto the said party of the second part, its successors and assigns, forever.

Said party of the first part, for itself and its successors, does hereby represent, covenant, promise and agree, to and with said party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner, encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by Alejandro Lopez, and attested to by Christine M Seiler this 29 day of JUNE, 2022.

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U.S. BANK NATIONAL ASSOCIATION AS
LEGAL TITLE TRUSTEE FOR TRUMAN
2016 SC6 TITLE TRUST, BY AND THROUGH
TRUMAN CAPITAL ADVISORS LP, ITS
ATTORNEY-IN-FACT

ATTEST

Chat M. Lu

By:

[Signature]

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) §§

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named Alejandro J. Lopez, senior VP of Truman Capital Advisors LP, attorney-in-fact for U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, and the above-named Christine M. Seiler, authorized person of Truman Capital Advisors LP, attorney-in-fact for U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, personally known to me to be the same persons who subscribed to the foregoing instrument, personally appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of June, 2022.

Susan M. Fares

Notary Public
SUSAN G. FARESE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01FA6327942
Qualified in Rockland County
My Commission Expires 07-20-2023

Prepared by: James A. Larson, Esq.
HeplerBroom LLC
70 W. Madison Street, Suite 2600
Chicago, Illinois 60602

Mail to: Beatriz Betancourt, Esq.
2457 N. Milwaukee Avenue
Chicago, Illinois 60647

Send Tax MPC Investment Group LLC
Bills To: 1000 N. Lake Shore Drive
Chicago, Illinois 60611

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LEGAL DESCRIPTION

Order No.: 22GSC789014LP

For APN/Parcel ID(s): 17-10-203-027-1161

PARCEL 1:

UNIT NUMBER 2500 IN THE STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

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 TO 24 AND LOT 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING 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 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 AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26017897, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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 1715549, ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017894, AND AS CREATED BY DEED RECORDED AS DOCUMENT 26017895, IN COOK COUNTY, ILLINOIS.