

UNOFFICIAL COPY

WARRANTY DEED

2231401 ①

Doc#: 2223620015 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/24/2022 08:29 AM Pg: 1 of 4

Dec ID 20220701688707
ST/CO Stamp 1-587-759-696 ST Tax \$240.00 CO Tax \$120.00
City Stamp 1-830-586-960 City Tax: \$2,520.00

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

2231401

THE GRANTORS, Kristen Kozar, a single woman, and of 245 S. Cuyler Avenue, Village of Oak Park, County of Cook, State of Illinois 60302, for and in consideration of \$10.00 in hand paid, convey(s) and warrants(s) to William H. Bell, a single man, and of both of 565 W. Quincy Street, Unit 1812, City of Chicago, County of Cook, State of Illinois 60661, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

ADDRESS: 310 S. MICHIGAN AVENUE, UNIT 1511, CHICAGO, IL 60604
LEGAL DESCRIPTION: ATTACHED HERETO

SUBJECT TO: all easements, conditions, covenants, restrictions of record, all real estate taxes not due as of closing, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-15-107-078-1381
Address of Real Estate: 310 S. MICHIGAN AVNEUE, UNIT 1511, CHICAGO, IL 60604

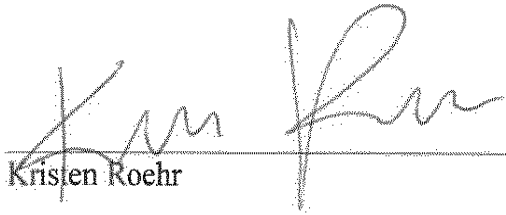
Dated this 3 day of August 2022

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

REAL ESTATE TRANSFER TAX		22-Aug-2022
COUNTY:	ILLINOIS:	120.00
	TOTAL:	240.00
17-15-107-078-1381		20220701688707 1-587-759-696

REAL ESTATE TRANSFER TAX		22-Aug-2022
CHICAGO:	CTA:	1,800.00
	TOTAL:	720.00
17-15-107-078-1381		20220701688707 1-830-586-960
* Total does not include any applicable penalty or interest due.		

UNOFFICIAL COPY




Kristen Roehr

STATE OF ILLINOIS , COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kristen Roehr, ^{who prayed to me on the basis of satisfactory evidence on 8-3-22} personally known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as 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 3rd day of August, 2022





(Notary Public)

Prepared By:
Amy Muran Felton, Esq.
332 Linden Avenue
Oak Park, IL 60302

Mail To:
William H. Bell
310 S. Michigan Avenue, Unit 1511
Chicago, IL 60604

Name and Address of Taxpayer/Address of Property:
William H. Bell
310 S. Michigan Avenue, Unit 1511
Chicago, IL 60604

Property of Cook County Clerk's Office

UNOFFICIAL COPY**LEGAL DESCRIPTION****PARCEL 1:**

UNIT 1511 IN THE METROPOLITAN TOWER CONDOMINIUM, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT STORAGE SPACE S16-A, IN 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; WHICH 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 FROM TIME TO TIME.

COMMONLY KNOWN AS: 310 S. Michigan Avenue, Unit 1511, Chicago, IL 60604

PERMANENT INDEX NUMBER: 17-15-107-078-1381

Property of Cook County Clerk's Office