

UNOFFICIAL COPY

Doc#. 2227915058 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/06/2022 04:14 PM Pg: 1 of 3

Dec ID 20220901635777
ST/CO Stamp 0-353-461-840 ST Tax \$925.00 CO Tax \$462.50
City Stamp 1-918-789-200 City Tax: \$9,712.50

PT22-87294 1 of 1

AFTER RECORDING MAIL TO:

Barry Bartlett
Bartlett Associates, LLC
936 North Howe Street
Chicago IL 60610

SEND SUBSEQUENT TAX BILLS TO:

Bruce & Barbara Revocable Trust Dated October 26, 2017
77 E Walton Place Unit 27E
Chicago, IL 60611

Above Space for Recorder's Use Only

WARRANTY DEED

Statutory (ILLINOIS)
General

THE GRANTOR, SUSAN A. BURMAN, a Single Woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars and No Cents (\$10.00), in hand paid, Conveys and Warrants to GRANTEE, A. BRUCE SCHIMBERG AND BARBARA Z. SCHIMBERG AS TRUSTEES OF THE BRUCE & BARBARA REVOCABLE TRUST DATED OCTOBER 26, 2017, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate, situated in the County of Cook in the State of Illinois in fee simple absolute, to wit:

PARCEL 1: UNIT 27E IN THE RESIDENCES AT 900 CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3 AND 4 IN THE PLAT OF RESUBDIVISION OF 900 NORTH MICHIGAN NO. 2, PART OF THE LAND, PROPERTY AND SPACE OF LOTS 1, 5 AND 6 IN "900 NORTH MICHIGAN", BEING A RESUBDIVISION OF LAND, PROPERTY AND SPACE OF PART OF BLOCK 13 AND THE ACCRETIONS THERETO IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1989 AS DOCUMENT 89208433, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 28, 2007 AS DOCUMENT NUMBER 0724015057 AND AMENDED BY FIRST AMENDMENT RECORDED DECEMBER 27, 2007 AS DOCUMENT 0736115108, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL AN COOK COUNTY, ILLINOIS.

PARCEL 2: PERPETUAL EASEMENTS AND OTHER EASEMENT RIGHTS FOR THE BENEFIT OF PARCEL 1 AS DECLARED AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 107701 AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 113495 DATED AS OF APRIL 20, 1989 AND RECORDED MAY 9, 1989 AS DOCUMENT 89208434, SAID EASEMENTS BEING OVER LOTS 4 AND 5 IN 900 NORTH MICHIGAN, BEING A RESUBDIVISION OF THE LAND, PROPERTY AND SPACE OF PART OF BLOCK 13 AND THE ACCRETIONS THERETO IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1989 AS DOCUMENT 89208433, IN COOK COUNTY, ILLINOIS.

AS FURTHER DESCRIBED IN THE ASSIGNMENT AND ASSUMPTION OF RIGHTS AND OBLIGATIONS IN WARRANTY DEED - 77 E Walton Place Unit 27E, Chicago, IL 60611

UNOFFICIAL COPY

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED AS OF APRIL 27, 2005 AND RECORDED APRIL 28, 2005 AS DOCUMENT NUMBER 0511845085 BY AND BETWEEN 900 TOWER, LLC AND 900 NORTH MICHIGAN, LLC.

PARCEL 3: EASEMENTS IN FAVOR OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN 900 TOWER, LLC AND 900 NORTH MICHIGAN, LLC, DATED APRIL 27, 2005 AND RECORDED APRIL 28, 2005 AS DOCUMENT NUMBER 0511845100 FOR THE FOLLOWING PURPOSES: (1) INGRESS AND EGRESS OVER, ON AND ACROSS THE "ROP PROPERTY" AS DEFINED THEREIN; (2) IN AND TO ALL STRUCTURAL MEMBERS, FOOTINGS, CAISSONS, FOUNDATIONS, COLUMNS, AND BEAMS AND OTHER SUPPORTING COMPONENTS LOCATED WITHIN OR CONSTITUTING A PART OF THE "ROP PROPERTY" AS DEFINED THEREIN; (3) THE USE FOR THEIR INTENDED PURPOSES OF ALL FACILITIES AT ANY TIME LOCATED IN THE "ROP PROPERTY" AS DEFINED THEREIN AND CONNECTED FACILITIES AT ANY TIME LOCATED IN THE "ROP PROPERTY" AS DEFINED THEREIN WHICH PROVIDE OR SHALL BE NECESSARY TO PROVIDE THE INSURED LAND WITH ANY UTILITIES OR OTHER SERVICES OR WHICH OTHERWISE MAY BE NECESSARY TO THE OPERATION OF THE INSURED LAND; (4) TO MAINTAIN ENCROACHMENTS; (5) FOR INGRESS AND EGRESS OVER, ON, ACROSS, AND THROUGH THOSE SECTIONS OF THE COMMON OR FIRE STAIRWAYS LOCATED IN THE "ROP PROPERTY" AS DEFINED THEREIN; AND (6) USE OF THE TRUCKING CONCOURSE AND LOADING DOCK LOCATED ON LOWER LEVEL OF THE "ROP PROPERTY" AS DEFINED THEREIN.

AS AMENDED BY AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS DATED AUGUST 27, 2007 AND RECORDED AUGUST 27, 2007 AS DOCUMENT NUMBER 0723960081 MADE BY LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 2, 1987 AND KNOWN AS TRUST NO. 111150, 900 TOWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 900 NORTH MICHIGAN, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE 132 EAST DELAWARE PLACE CONDOMINIUM ASSOCIATION.

PARCEL 4: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE "27E", A LIMITED COMMON ELEMENT, AS DEFINED IN THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0724015057 AND AMENDED BY FIRST AMENDMENT RECORDED DECEMBER 27, 2007 AS DOCUMENT 0736115108 AND DEPICTED ON THE SURVEY ATTACHED AS EXHIBIT "A".

PERMANENT INDEX NUMBER(S): 17-03-211-041-1041

PROPERTY ADDRESS: 77 E WALTON PLACE UNIT 27E, CHICAGO, IL 60611

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.

GRANTOR hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

GRANTOR


SUSAN A. BURMAN

PROPER TITLE, LLC

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, SUSAN A. BURMAN, personally known to me to be the same person(s) whose name(s) is/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.

Given under my hand and official seal, this 8 day of September 2022.

Commission Expires: 9/18/2024

Magdalena Marzec
NOTARY PUBLIC



This instrument was prepared by:
Law Office of Michael H. Wasserman, P.C.
105 West Madison Street, Suite 401
Chicago, Illinois 60602
(312) 726-1512
www.mhwasserman.com
info@mhwasserman.com

Property of Cook County Clerk's Office