

UNOFFICIAL COPY

Doc#: 2228546060 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/12/2022 11:15 AM Pg: 1 of 3

THIS INSTRUMENT
PREPARED BY:

Vasili P. Liosatos
KOVITZ SHIFRIN NESBIT
55 W. Monroe, Suite 2445
Chicago, Illinois 60603

Dec ID 20220901635020
ST/CO Stamp 1-679-203-920 ST Tax \$205.00 CO Tax \$102.50
City Stamp 0-892-902-992 City Tax: \$2,152.50

FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

21N0714740N30
THIS SPECIAL WARRANTY DEED is made as of this 11th day of July, 2022 by Briana M. Barboza f/k/a Briana Walsh, a married person ("Grantor"), having an address of 1639 N North Park Ave., Chicago IL 60614, to LaSalle Towers Property LLC, a Delaware Limited Liability Company and/or its successors, assigns or nominees ("Grantee"), having an address of 3531 Howard Street, Suite 106, Skokie, IL 60076.

WITNESSETH, that the Grantor, 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 Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises")

Common street address: 1211 N. LaSalle Street, Unit 201 Chicago, IL, 60610
Parcel Identification Number (PIN): 17-04-222-063-1001

together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, 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 the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and special real estate taxes and assessments for tax years 2021 and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

This is not homestead property.

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.


Grantor:

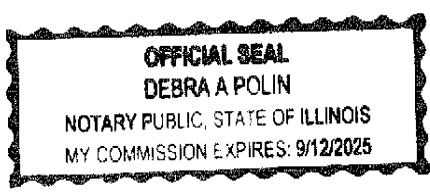

Briana M. Barboza f/k/a Briana Walsh

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Briana M. Barboza f/k/a Briana Walsh**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 12th day of July, 2022


NOTARY PUBLIC
My commission expires: 2025



Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 201 IN LASALLE TOWERS CONDOMINIUM ASSOCIATION, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE:

PARTS OF LOT 1, 2, 3, 4, 5, AND 6 IN THE ASSESSOR'S DIVISION OF LOTS 41 AND 42 AND PART OF LOT 45 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM, RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON DECEMBER 1, 2005, AS DOCUMENT 0533512076, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THE UNDIVIDED PERCENTAGE OWNERSHIP INTEREST APPURTENANT THERETO.

17-04-222-063-1001

Address of Real Estate: 1211 N. LaSalle, Unit 201, Chicago Illinois 60610

MAIL AFTER RECORDING TO:

Dov Grinblatt
GulkoSchwed LLP
525 Chestnut Street, Suite 207
Cedarhurst, NY 11516

MAIL TAX BILLS TO:

Peak Properties
C/O LaSalle Towers Property LLC
2815 W Roscoe Street
Chicago, IL 60618

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