

# UNOFFICIAL COPY

THIS INSTRUMENT  
PREPARED BY:

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

Doc#: 2229049038 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/17/2022 09:51 AM Pg: 1 of 3

Dec ID 20220901632471  
ST/CO Stamp 0-300-408-400 ST Tax \$206.00 CO Tax \$103.00  
City Stamp 1-642-585-680 City Tax: \$2,163.00

FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

21NW7147405 N 30' 11' X 80' EA  
THIS SPECIAL WARRANTY DEED is made as of this 23rd day of June, 2022 by Katherine J. Ochs, a single person ("Grantor"), having an address of 1211 N. LaSalle, Unit 301, Chicago, IL 60610, 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 301 Chicago, IL, 60610  
Parcel Identification Number (PIN): 17-04-222-063-1005

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, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois;

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 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:

*Katherine J. Ochs*  
\_\_\_\_\_  
Katherine J. Ochs

STATE OF IL \_\_\_\_\_ )  
COUNTY OF Cook \_\_\_\_\_ ) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Katherine J. Ochs**, 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 23 day of June, 2022.

\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: \_\_\_\_\_



Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT 301 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 0538512076, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THE UNDIVIDED PERCENTAGE OWNERSHIP INTEREST APPURTENANT THERETO.

17-04-222-063-1005

Address of Real Estate: 1211 N. LaSalle, Unit 301, 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