

# UNOFFICIAL COPY

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Doc#: 2229112088 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/18/2022 03:48 PM Pg: 1 of 2

Dec ID 20221001659570  
ST/CO Stamp 0-907-493-712 ST Tax \$1,325.00 CO Tax \$662.50  
City Stamp 0-292-602-192 City Tax: \$13,912.50

**MAIL TAX BILL TO:**

CHRISTOPHER TITCOMB AND BLAIR

TITCOMB

401 N. Wabash Ave #45G

Chicago, IL 60611

**MAIL RECORDED DEED TO:**

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\_\_\_\_\_  
\_\_\_\_\_

## SPECIAL WARRANTY DEED

THE GRANTOR, Morgan Stanley Private Bank, National Association, of 425 Phillips Blvd., Ewing, NJ 08618, for and in consideration of One Million Three Hundred Twenty-five Thousand Dollars and no/100 (\$1,325,000.00) and other good and valuable considerations, in hand paid, hereby GRANTS, BARGAINS, SELLS, and CONVEYS to THE GRANTEE(S) CHRISTOPHER TITCOMB AND BLAIR TITCOMB, *Husband & wife, 25 tenants by the entirety* 134 N LaSalle, Suite 1720, Chicago, IL 60602, all of the following described land and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows:

PARCEL 1: UNIT 45G AND P015 IN THE 401 NORTH WABASH AVENUE RESIDENTIAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 1 IN TRUMP TOWER SUBDIVISION OF A TRACT OF LAND IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0821716050, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE 401 NORTH WABASH BUILDING RECORDED AS DOCUMENT NUMBER 0803015062, AS AMENDED BY SPECIAL AMENDMENT RECORDED AUGUST 4, 2008 AS DOCUMENT NUMBER 0821716049.

PARCEL 3: A NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCELS 1 AND 2, AS GRANTED IN THAT CERTAIN ORDINANCE BY THE CITY OF CHICAGO APPROVED SEPTEMBER 1, 2004 AND RECORDED JANUARY 3, 2005 AS DOCUMENT NUMBER 0500319018 AS PUBLISHED IN JOURNAL PAGES 30411 TO 30458, BOTH INCLUSIVE, FOR THE IMPROVEMENT, USE AND MAINTENANCE OF PUBLIC WAY, TO IMPROVE, MAINTAIN, REPAIR, REPLACE, USE AND OCCUPY FOR PEDESTRIAN PURPOSES, AND NOT VEHICULAR PURPOSES, CERTAIN TRACTS OF LAND AS MORE PARTICULARLY DESCRIBED THEREIN.

PARCEL 4: THE EXCLUSIVE RIGHT TO THE USE OF S3102, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0821716050.

PERMANENT INDEX NUMBER: 17-10-135-038-1142 and 17-10-135-038-1215

Chicago Title

*22 WSA 21225824 10/18/22*

