UNOFFICIAL COPY

PREPARED BY:

Codilis & Associates, P.C. Christine Coates, Esq. 15W030 N. Frontage Rd. Burr Ridge, IL 60527

MAIL TAX BILL TO:

CHRISTOPHER TITCOMB AND BLAIR

TITCOMB 401 N. W2 bash Ale #459

MAIL RECORDED DEED TO:

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

SPECIAL WARRANTY DEED

THE GRANTOR, Morgan Stan ey P.ivate 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) CHRISTOP, IER TITCOMB AND BLAIR TITCOMB, WARE TRUE 134 N LaSpile, Suite 1720, Chicago, IL 60602, all of the following described 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 WABASE AVENUE RESIDENTIAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FCLI OWING 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 MIRIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMESUM 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 BULLFANG 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 \$3102, 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 77 GSA 717756 4 Special Warranty Deed: Page 1 of 2

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Special Warranty Deed - Continued

PROPERTY ADDRESS: 401 N Wabash, Unit 45G, Chicago, IL 60611

P015

Together with all and singular hereditaments and appurtenances thereto; to have and to hold the same, with the appurtenances thereto, forever, subject to the following matters: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

	90-			
Dated this	September 22, 2022	2		
	•	C Moi	organ Stanley Private Bank, National Association	
			By: Cenlar FSB as attorney in fact Felice Jones Vice President-Document Execution	
STATE OF _	New Jersey)) SS.	The second second	
COUNTY OF	Mercer)		
Cenlar FSB as at	Felice Jones ttorney in fact personal strument, appeared bef	, Mo Ily known to me to be ore me this day in pe	d County, in the state aforesaid, do hereby certify that, organ Stanley Private Bank National Association, by the the same person(s) whose name(s) is/are subscribed to the erson, and acknowledged that he/she/they signed, sealed roluntary act, for the uses and purposes therein set forth.	
R d ly	Given under my hand MYISHA SIMS-SORI NOTARY PUBLIC OF NE Opinitission Explicit Au ID# 50135284	ATHIVA EW JERSEV	Notary Public Mylsha 5 ms-Sofathiy My commission expires: 08/26/2025	2_ a
	te provisions of paragra Real Estate Transfer A		MYISHA SIMS-SORATHIYA NOTARY PUBLIC OF NEW JERSEY My Commission Expires August 26, 2025 ID# 50135254	