

UNOFFICIAL COPY

Doc#: 2302546260 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/25/2023 02:33 PM Pg: 1 of 3

Dec ID 20230101637704

ST/CO Stamp 2-016-708-432 ST Tax \$160.00 CO Tax \$80.00

City Stamp 1-951-401-808 City Tax: \$1,680.00

LTS-1025207 # 1 of 1
WARRANTY DEED

MAIL RECORDED DEED TO:

Arjumand Mirza
149 Firestone Drive
Walnut Creek, CA 94598

MAIL TAX BILL TO:

Arjumand Mirza
~~233 East Erie Street, Unit 902~~
~~Chicago, IL 60611~~
149 Firestone Drive
Walnut Creek, CA 94598

(Reserved for Recorders Use Only)


GRANTOR, MS CMC LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members and/or Managers of said limited liability company, CONVEY and WARRANT to Arjumand Mirza, a divorced woman of Walnut Creek, California, to have and to hold, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 17-10-203-027-1002

Address of Real Estate: 233 East Erie Street, Unit 902, 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.

REAL ESTATE TRANSFER TAX		25-Jan-2023
	CHICAGO:	1,200.00
	CTA:	480.00
	TOTAL:	1,680.00 *
17-10-203-027-1002 20230101637704 1-951-401-808		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		25-Jan-2023
	COUNTY:	80.00
	ILLINOIS:	160.00
	TOTAL:	240.00
17-10-203-027-1002 20230101637704 2-016-708-432		

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 1st day of May, 2023.

Sade Donald
Sade Donald, Manager of MS CMC LLC

STATE OF IL)
COUNTY OF lcc) SS

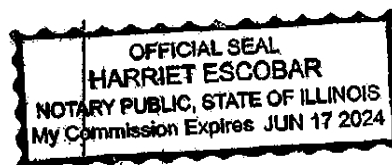
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, Sade Donald, Manager of MS CMC LLC, personally known to me to be a Member/Manager of the company, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Member/Manager, he/she/they signed and delivered the said instrument, pursuant to authority given by the Members/Managers of said company, as his/hers/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of May, 2023.

[Signature]
Notary Public

PREPARED BY:

Damon Stewart
Attorney at Law
6825 Hobson Valley Dr., Suite 102
8345 S Vernon Avenue
Chicago, IL 60629



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PARCEL 1:

UNIT NO. 902 IN THE STREETERVILLE CENTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR IN THE 26 STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20 TO 24 AND LOT 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF TILE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING AND DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE THE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.13 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD ON THE SOUTH 17.96 FEET OF AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32 (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF) IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'N' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 26017897, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWLSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT NO. 1715509 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST HALF OF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT NO. 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT NO. 26017895.

Pin: 17-10-203-027-1002