



Doc# 2304834012 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/17/2023 10:07 AM PG: 1 OF 4

(The Above Space For Recorder's Use Only)

WARRANTY DEED

THE GRANTOR, MICHAEL ABECASSIS a/k/a MICHAEL I. ABECASSIS, a married man, of the City of Tucson, County of Pima, State of Arizona, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, in hand paid, receipt whereof is hereby acknowledged, CONVEYS and WARRANTS to MICHAEL I. ABECASSIS and DEBORAH ABECASSIS, whose address is 7426 N. Calle Sir Celo, Tuscon, Arizona 85718, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to covenants, conditions, easements and restrictions of record and general taxes for the year 2022 and all subsequent years.

These premises are not homestead property of Grantor.

Permanent Real Estate Index Number: 17-10-203-027-1087

Address of Real Estate: 233 East Erie Street, #1707, Chicago, Illinois 60611

TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

DATED this 8 day of February, 2023

[Signature] MICHAEL ABECASSIS a/k/a MICHAEL I. ABECASSIS

REAL ESTATE TRANSFER TAX		17-Feb-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-10-203-027-1087 20230201653736 0-832-909-136		

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 Sub Par. e & Cook County Ord. 93-0-27 Par. e

Date 8/2/23 Sign [Signature]

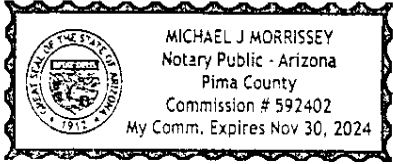
REAL ESTATE TRANSFER TAX		17-Feb-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-10-203-027-1087 20230201653736 0-308-621-136		

* Total does not include any applicable penalty or interest due.

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UNOFFICIAL COPY

STATE OF Arizona)
COUNTY OF Pima) ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL ABECASSIS a/k/a MICHAEL I. ABECASSIS, a married man, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 08 day of February, 20 23.

Commission expires Nov 30, 2024 20

Michael J Morrissey
NOTARY PUBLIC

This instrument was prepared by Jonathan W. Michael, 311 South Wacker Drive, Suite 1590, Chicago, IL 60606.
(NAME AND ADDRESS)

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: Jonathan W. Michael
The Michael Law Group, P.C.
311 South Wacker Drive, Suite 1590
Chicago, Illinois 60606

MICHAEL I. ABECASSIS
7426 N. Calle Sin Celo
Tucson, AZ 85718

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 1707 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 THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING THE 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 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 OF 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 "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26017857 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 OWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 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 THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT 26017895.

Permanent Real Estate Index Number: 17-10-203-027-1087

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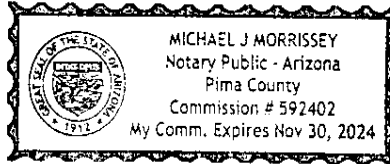
STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of grantor's knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: Feb 8, 2023 Signature: _____
Grantor or Agent

Subscribed and sworn to before me on 08 February, 2023

Michael J Morrissey
NOTARY PUBLIC

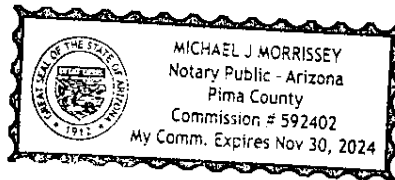


The grantee or grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: Feb 8, 2023 Signature: _____
Grantee or Agent

Subscribed and sworn to before me on 08 February, 2023

Michael J Morrissey
NOTARY PUBLIC



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)