



QUIT CLAIM DEED  
INDIVIDUAL TO  
LLC

ILLINOIS

Doc# 2307615012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/17/2023 11:14 AM PG: 1 OF 4

Above Space for Recorder's Use Only

THE GRANTOR(S) Michael F. Nicholas, III, an unmarried man and Michael Nicholas IV, an unmarried man, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) MFN VENTURES LLC of 310 S. Michigan Ave, Chicago, Illinois, 60604 a Limited Liability Company created and existing under and by virtue of the Laws of the State of Illinois having its principal office at the following address 310 S. Michigan Ave, Chicago, Illinois, 60604 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part here of), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for and subsequent years: Covenants, conditions and restrictions of record, if any;

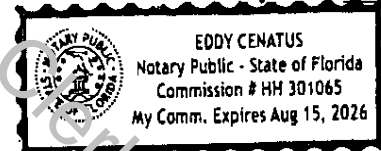
Permanent Real Estate Index Number(s): 17-15-107-078-1433 & 17-15-107-078-1238

Address(es) of Real Estate: 310 S. Michigan Ave Unit 1908 Chicago IL 60604 & Parking Space P5-8/P5-9

*Michael F. Nicholas III*

(SEAL) Michael F. Nicholas, III

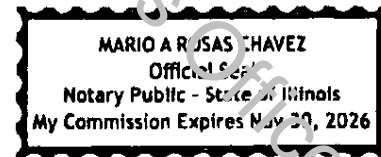
The date of this deed of conveyance is 2/7/2023.



The date of this deed of conveyance is 3/7/2023

*Michael Nicholas IV*

(SEAL) Michael Nicholas, IV



REAL ESTATE TRANSFER TAX

17-Mar-2023



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

17-15-107-078-1433

| 20230301675333 | 1-246-628-048

Exempt Under Real Estate Transfer Tax Law 35 ILCS 200/21-45  
sub par. E and Cook County Ord 93-0-27 par. 4

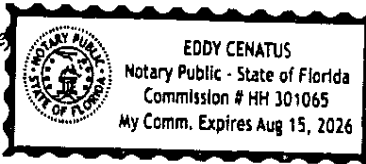
Date 3.17.23

Sign. *[Signature]*

# UNOFFICIAL COPY

State of Florida, County of Lee SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Michael F. Nicholas, III** 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 acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)



Given under my hand and official seal 2/7/2023

(My Commission Expires) 8-15-26

Eddy Cenatus

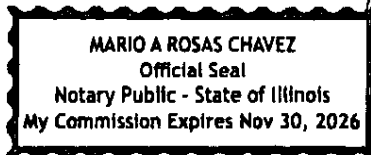
Notary Public

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Michael Nicholas, IV** 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 acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

Given under my hand and official seal 3/7/2023

(My Commission Expires) 11/30/2026



Mario A Rosas-Chavez

Notary Public

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

### Legal Description:

PARCEL 1: UNIT 1908, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S19-1, LIMITED COMMON ELEMENT(S) AND PARKING SPACE UNIT P5-8/P5-9, IN THE METROPOLITAN TOWER CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE METROPOLITAN TOWER CONDOMINIUM, WHICH PLAT OF SURVEY DELINEATES PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 1 THROUGH 5 AND THE NORTH-SOUTH 10- FOOT PRIVATE ALLEY SUPERIOR COURT PARTITION OF LOT 1 IN BLOCK 8 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO (SUPERIOR COURT DEGREE ENTERED APRIL 8, 1871) TOGETHER WITH LOTS 4 AND 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. AND IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2 PERPETUAL, RECIPROCAL EASEMENT BENEFITING PARCEL 1 FOR CAISSONS TO BE ENTERED ON THE DIVIDING LINE BETWEEN LOTS 4 AND 5 IN BLOCK 8 CREATED BY AGREEMENT DATED MAY 1, 1923 BETWEEN SIMON W. STRAUS AND CHICAGO TITLE AND TRUST COMPANY TRUSTEE NUMBER 11227, RECORDED DECEMBER 26, 1924 AS DOCUMENT NUMBER 8718964.

PARCEL 3: PERPETUAL EASEMENT BENEFITING PARCEL 1 CREATED BY RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED NOVEMBER 4, 1977 AS EASEMENT NUMBER 21480486, TO USE OIL TANKS AND RELATED PIPING LINES AND CONDUITS LOCATED IN CAN BUILDINGS AS THEREIN DEFINED, FOR THE PURPOSE OF STORAGE OF FUEL OIL AND FOR ENTRY UPON AND FOR INGRESS AND EGRESS FOR MEN, MATERIAL AND EQUIPMENT TO THE EXTENT REASONABLY NECESSARY IN THE PERFORMANCE OF OIL TANK MAINTENANCE, AS THEREIN DEFINED.

PARCEL 4: NON- EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 073510377 FOR, OVER THE LAND DESCRIBED THEREIN, AS MORE PARTICULARLY DESCRIBED THEREIN

	Send subsequent tax bills to:	Recorder-mail recorded document to:
Prepared By: YESENIA GALVAN 312 972 3001	MFN VENTURES LLC c/o Michael F. Nicholas III 310 S. Michigan Ave Ste 1908 Chicago IL 60604	MFN VENTURES LLC c/o Michael F. Nicholas III 310 S. Michigan Ave Ste 1908 Chicago IL 60604

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 2/7, 2023

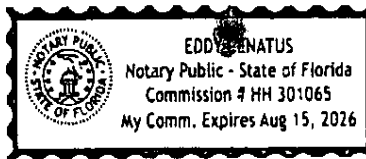
Subscribed and sworn to before me by the

Said Eddy Cenatus

this day 7 of February 2023

State of Florida  
Notary Public

Signature: [Signature]  
Grantor- Michael F. Nicholas III



Dated February 7th, 2023

Eddy Cenatus

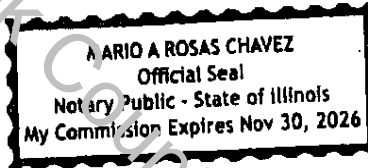
Subscribed and sworn to before me by the

Said Mario A. Rosas-Chavez

this day 7 of March 2023

State of Illinois  
Notary Public

Signature: [Signature]  
Grantor- Michael Nicholas IV



The grantee or his 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 2/7, 2023

Signature: [Signature]  
Michael F. Nicholas III, as an authorized signer for MFN Ventures, LLC

Subscribed and sworn to before me by the

Said Eddy Cenatus

this day 7th of February 2023

State of Florida  
Notary Public

