

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY

Doc#: 2315228337 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/01/2023 03:49 PM Pg: 1 of 3

Dec ID 20230501634059  
ST/CO Stamp 0-749-312-720 ST Tax \$1,125.00 CO Tax \$562.50  
City Stamp 0-212-441-808 City Tax: \$11,812.50

1 of 1  
**FIRST AMERICAN TITLE**  
**FILE # AF1034827**

FIRSTAM #: AF1034827

THE GRANTOR, **JOEL ROTONDO**, of the 800 N. Michigan Avenue, Unit 2102, Chicago, Illinois 60611, County of cook, State of Illinois, for and in consideration of **Ten and 00/100 Dollars**, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **ERIC ATKERSON**, of 649 W. Armitage Avenue, Chicago, Illinois 60614, of the County of Cook, 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, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and confirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: **17-03-231-018-1005**

Address of Real Estate: **800 N. MICHIGAN AVENUE, UNIT 2102, CHICAGO, ILLINOIS 60611**

**SIGNATURE PAGE TO FOLLOW.**

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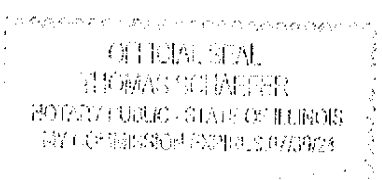
Dated this 26 day of MAY, 2023.

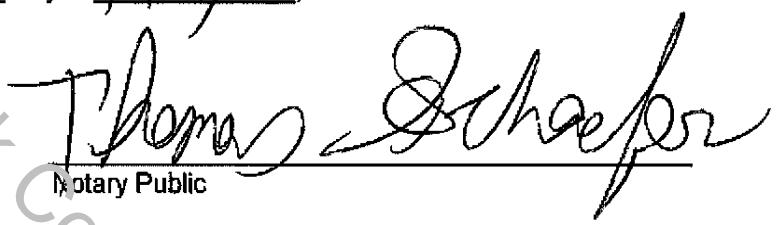
  
\_\_\_\_\_  
JOEL ROTONDO

STATE OF Illinois, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY JOEL ROTONDO, is 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 26 day of May, 2023.



  
\_\_\_\_\_  
Notary Public

Prepared by:

Rock Fusco & Connelly, LLC  
Nathan Scurtu  
333 W. Wacker Drive, Ste. 1900  
Chicago, Illinois 60606

Mail to:

Zucker & Boyer, Ltd.  
Randy Boyer  
3223 Lake Avenue  
Suite 15C-303  
Wilmette, IL 60091

Name and Address of Taxpayer:

Eric Atkerson  
800 N. Michigan Avenue, Unit 2102  
Chicago, Illinois 60611

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NUMBER 2102 IN 800 NORTH MICHIGAN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 2, 7, 8 AND 9 IN THE PARK TOWER SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3 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 00584660, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE(S) P-105 LOCATED IN THE "GARAGE PROPERTY" AS DESCRIBED IN AND AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 00584657 AS DELINEATED ON THE PLAT OF SURVEY ATTACHED THERETO.

### PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE CS-67, LOCATED IN THE "RESIDENTIAL STORAGE AREA" AS DESCRIBED IN AND AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 00584657 AS DELINEATED ON THE PLAT OF SURVEY ATTACHED THERETO.

### PARCEL 4:

EXCLUSIVE AND NON-EXCLUSIVE EASEMENTS MORE PARTICULARLY DESCRIBED AND DEFINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY AND BETWEEN PARK HYATT TOWER ASSOCIATES AND PARK TOWER, LLC RECORDED AS DOCUMENT NUMBER 00584657, WHICH ARE APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID.