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WARRANTY DEED ILLINOIS STATUTORY

~~AP2301778~~ KC 1 of 1
AP2303321



Doc# 2315922062 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/08/2023 03:40 PM PG: 1 OF 3

* a Single Man,

THE GRANTOR Phillip O'Brien, of the Village of Oak Brook, County of DuPage, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Lynn Robinson Phillips, Trustee of the Third Amended and Restated Lynn Robinson Revocable Trust dated December 13, 2022, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT P54 IN THE 270 EAST PEARSON GARAGE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

* Northwestern

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH I.C. OF THE ALTA LEASEHOLD ENDORSEMENT (S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE EXECUTED BY: ~~NORTHWESTERN~~ UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR, AND 270 EAST PEARSON, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED AS OF MAY 20, 2004 WHICH LEASE WAS RECORDED MAY 20, 2004 AS DOCUMENT 0414131097 AS AND BY UNIT SUBLEASE RECORDED MAY 21, 2004 AS DOCUMENT NUMBER 0414242246, WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 95 YEARS COMMENCING MAY 2004 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 3 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 03, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0414131101, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT RECORDED AS DOCUMENT NUMBER 0414131098.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS RECORDED AS DOCUMENT NUMBER 0317834091, IN COOK COUNTY, ILLINOIS.

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SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate

Permanent Real Estate Index Number(s): 17-03-228-035-4054

Address(es) of Real Estate: 270 E. Pearson St., Unit PU54, Chicago, IL 60611

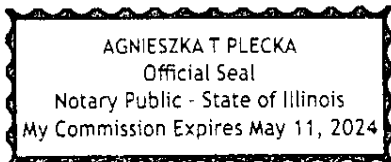
In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its manager effective this 25th day of May 2023.

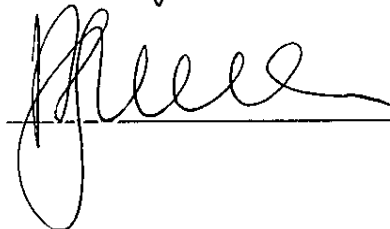

Phillip O'Brien


STATE OF ILLINOIS, COUNTY OF Cook ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Phillip O'Brien**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their 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 25th day of May 2023



 (Notary Public)

REAL ESTATE TRANSFER TAX		06-Jun-2023
	CHICAGO:	292.50
	CTA:	117.00
	TOTAL:	409.50 *

REAL ESTATE TRANSFER TAX		08-Jun-2023
	COUNTY:	19.50
	ILLINOIS:	39.00
	TOTAL:	58.50

17-03-228-035-4054 | 20230601639624 | 1-549-843-152

17-03-228-035-4054 | 20230601639624 | 1-630-436-048

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

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Prepared By: Frank W. Jaffe
Jaffe & Berlin, LLC
111 W. Washington, Suite 900
Chicago, IL 60602

Mail To:

~~Ms. Stephanie D. Uhler
Simon Lapidus & Uhler, LLC
4709 W. Golf Rd.
Skokie, IL 60076~~

Name & Address of Taxpayer:

Lynn Robinson Philips
270 E. Pearson St., Unit 403
Chicago, IL 60611

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