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Doc#: 2317340086 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/22/2023 11:54 AM Pg: 1 of 3

Dec ID 20230601641366
ST/CO Stamp 2-046-084-816 ST Tax \$800.00 CO Tax \$400.00
City Stamp 1-669-023-440 City Tax: \$8,400.00

DEED IN TRUST ILLINOIS STATUTORY

PT 23-92191
1 add C

(The Above Space for Recorder's Use Only)

THE GRANTOR Mark Vincent Gregor-Pearse, Trustee of the Mark Vincent Gregor-Pearse Revocable Trust dated May 10, 2010, and amended and restated on October 31, 2019, of 159 East Walton Place, Unit 6E, Chicago, IL 60611 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Jennifer Virant, as Trustee, of the Jennifer Virant Trust dated May 15, 2023, of 834 South Madison Street, Hinsdale, IL 60521, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-03-213-020-1090

Property Address: 159 East Walton Place, Unit 6E, Chicago, IL 60611

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

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.

PROPER TITLE, LLC

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Unit 6E, in the Palmolive Building Landmark Residences, as delineated on a survey of the following described real estate:

A part of the North half of Lots 23 to 31, both inclusive, taken as a tract in Allmendinger's Lake Shore Drive Addition to Chicago, a Subdivision of part of Block 13 in the Canal Trustee's Subdivision of the South Fractional quarter of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian;

Which survey is attached as Exhibit "B" to the Declaration of Condominium ownership and of easements, restrictions, covenants and by-laws for the Palmolive Building Landmark Residences, a Condominium, recorded December 1, 2005, as document 0533510002 and First Amendment recorded February 24, 2006 as document number 0605531040, second amendment recorded March 24, 2006 as document number 0608327004, third amendment recorded April 23, 2006 as document number 0611831040, and as further amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

Easement for light, air and view for the benefit of Parcel 1 in, over, above and across the following described area:

Commencing at a horizontal plane parallel to and 63 feet above Chicago City Datum and extending vertically upwards to the Zenith beginning at a point on the South Line of Parcel 1, 62 feet East of the Westerly line of Said Parcel 1; thence South along a line parallel to and 62 feet East of the Westerly line of Lots 26 and 27 in Allmendinger's Lake Shore Drive Addition to Chicago Aforesaid (said Westerly Line of Lots 26 and 27 aforesaid being a continuation of the Westerly line of Parcel 1 extended South), a distance of 25 feet to a point in said Lot 26; Thence East along a line parallel to the South Line of Parcel 1, a distance of 88 feet East to a point in Lot 24, in said Allmendinger's Lake shore drive addition to Chicago Aforesaid; thence North along a line parallel to the Westerly line of Lots 26 and 27 aforesaid, a distance of 25 feet to the South Line of Parcel 1; Thence West along the South Line of Parcel 1, a distance of 88 feet to the place of beginning, as created by agreement between the Palmolive Peet Company, a corporation of Delaware, and Chicago Title and Trust Company, a corporation of Illinois, as trustee under trust agreement dated July 25, 1927 and known as Trust Number 19104, dated March 31, 1928 and recorded April 30, 1928 as document 10005790, and also recorded June 21, 1932 as document 11106014, and as continued and preserved by instrument dated December 26, 1958 and recorded December 26, 1958 as document 17413316, in Cook County, Illinois.

Parcel 3:

Easements for the benefit of Parcel 1 for the purposes of structural support, ingress and egress and utility services as set forth in the perpetual easement in favor of parcel 1 as created by the amended and restated Declaration of Covenants, conditions, restrictions and easements made by and between Palmolive Tower condominiums, LLC, a Delaware Limited Liability Company, Palmolive Building Base, LLC, a Delaware Limited Liability Company, Palmolive Facade, LLC, a Delaware Limited Liability Company and Palmolive Building Retail, LLC, a Delaware Limited Liability Company, dated June 11, 2003 and recorded June 16, 2003 as document 0316732050, and First Amendment recorded August 2, 2005 as document 0521432093 and re-recorded November 29, 2005 as document 0533310137.

Parcel 4:

The right to the use of one Valet Parking Right(s), known as V-57, to have a passenger vehicle valet parked in the parking area (as defined in that certain Declaration of condominium ownership and of easements, restrictions, covenant and by-laws for the Palmolive Landmark Residences, a Condominium, dated November 28, 2005 and recorded December 1, 2005 as document number 0533510002.

17-03-213-020-1090