

UNOFFICIAL COPY



WARRANTY DEED

The GRANTOR, **Brenda J. Douglas**, a single woman, of the CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, for and in consideration of ten dollars, in hand paid, and other good and valuable consideration, CONVEYS AND WARRANTS to

Doc# 2320547096 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/24/2023 03:03 PM PG: 1 OF 2

Amy E. Arneson
1000 E 53rd Street Unit 217
Chicago, Illinois 60615

The following described Real Estate in the County of Cook, State of Illinois:

Chicago Title

23 GSD 011 04 CT 1/2

SEE LEGAL ATTACHED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold forever.

Index No. : 17-34-102-051-1051

PROPERTY ADDRESS: **3120 S. Indiana Ave., Unit 103, Chicago, IL 60616**

Subject to General taxes for 2023 and subsequent years
Covenants, conditions and restrictions of record

Dated this 23rd day of May, 2023.

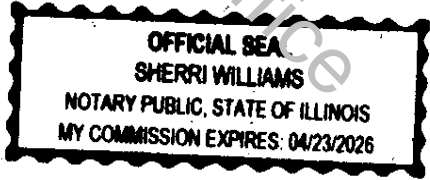
Brenda J. Douglas
Brenda J. Douglas

State of Illinois }
 } SS
County of Cook }

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **Brenda J. Douglas, a single woman**, 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.

Given under my hand and notary seal this 23rd day of May, 2023.

Sherrri Williams
Notary Public



This instrument prepared by
Sherrri Williams, 1132 South Wabash Avenue, Suite 202, Chicago, Illinois 60605

Mail to: Marcellus Moore
203 N. LaSalle St. Suite 2100
Chicago, IL. 60601

Subsequent tax Bill: Amy E. Arneson
3120 S. Indiana Ave. Unit 103
Chicago, IL. 60616

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LEGAL DESCRIPTION

Order No.: 23GSD011004LT

For APN/Parcel ID(s): 17-34-102-051-1051

PARCEL 1:

UNIT NO(S). 103 IN THE MICHIGAN INDIANA PLACE CONDOMINIUM (AS HEREINAFTER DESCRIBED), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1(H) OF THE CONDITIONS AND STIPULATIONS OF THE POLICY), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: ILLINOIS INSTITUTE OF TECHNOLOGY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AS LESSOR, AND MICHIGAN PLACE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED DECEMBER 7, 1999, WHICH LEASE WAS RECORDED FEBRUARY 29, 2000 AS DOCUMENT 00147967, AND ASSIGNMENT THERETO RECORDED OCTOBER 01, 2001 AS DOCUMENT NUMBER 0010912875 WHICH LEASE DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF YEARS ENDING DECEMBER 31, 2098 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND



(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND:


CERTAIN PARTS OF BLOCK 1 IN CHARLES WALKER'S SUBDIVISION OF THAT PART NORTH OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

AS DELINEATED ON A SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010105852, AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-51, LCE-51, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

REAL ESTATE TRANSFER TAX		19-Jul-2023
	COUNTY:	141.75
	ILLINOIS:	283.50
	TOTAL:	425.25
17-34-102-051-1051 20230701670717 1-037-820-368		

REAL ESTATE TRANSFER TAX		20-Jul-2023
	CHICAGO:	2,126.25
	CTA:	850.50
	TOTAL:	2,976.75 *
17-34-102-051-1051 20230701670717 1-191-612-880		
* Total does not include any applicable penalty or interest due.		