

UNOFFICIAL COPY

Doc#: 2322908087 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/17/2023 03:01 PM Pg: 1 of 4

Dec ID 20230701683669
ST/CO Stamp 0-383-945-168 ST Tax \$331.00 CO Tax \$165.50
City Stamp 1-716-423-120 City Tax: \$3,475.50

PT 23-93309 1/2

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, WILLIE D. MCGUIRE, as to an undivided 1% interest, and JEAN W. MCGUIRE, as to an undivided 1% interest, Husband and Wife; and PEDEDIA J. MCGUIRE, an unmarried person, as to an undivided 98% interest, CONVEY and WARRANT to MORGAN CASEY, an unmarried person, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, 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, so long as they do not interfere with the intended use of the property; public and utility easements, acts done or suffered through Buyer, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Numbers: 17-10-107-018-1137

Addresses of Real Estate: 2 East Erie Street, Unit 2706, Chicago, Illinois 60611

Prepared by: Kimberly Freeland, Attorney at Law, 806 North Peoria Street, Chicago, IL 60642

Mail To:

Morgan Casey
2 E Erie Street
Unit # 2706
Chicago, IL 60611

Name and Address of Taxpayer:

Morgan Casey
2 East Erie Street
Unit 2706
Chicago, Illinois 60611

PROPER TITLE, LLC

UNOFFICIAL COPY

This 13th day of July, 2023.

X Willie D. McGuire
WILLIE D. MCGUIRE

X Jean W. McGuire
JEAN W. MCGUIRE

STATE OF _____

ss.

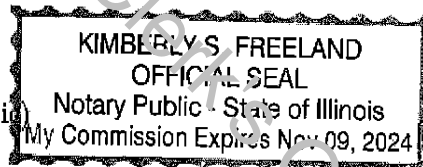
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that WILLIE D. MCGUIRE and JEAN W. MCGUIRE, are personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of July, 2023.

Kimberly S. Freeland

(Notary Public)



UNOFFICIAL COPY

X [Signature]
PEDEDIA J. MCGUIRE

STATE OF ILLINOIS SS.

COUNTY OF COOK

I, the undersigned a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that PEDEDIA J. MCGUIRE, is personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of July, 2023.

Kimberly S. Freeland (Notary Public)



PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

"EXHIBIT A" ADDENDUM

PARCEL 1:

UNIT 2706 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE 187, IN THE 2 EAST ERIE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

THOSE PARTS OF LOT 7 AND 8 TOGETHER WITH THE WEST 30 FEET OF LOT 9 IN BLOCK 39 OF ASSESSOR'S DIVISION OF PARTS OF BLOCKS 33 AND 53, AND BLOCKS 39, 46 AND 47 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 28, 1860, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 10, 2005 AS DOCUMENT NUMBER 0513022149, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS AS CREATED BY RECIPROCAL EASEMENT AGREEMENT MADE BY AND BETWEEN STATE AND ERIE LEVEL PARTNERS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND THE CHICAGO AND NORTHEAST ILLINOIS COUNCIL OF CARPENTERS DATED MARCH 27, AND RECORDED APRIL 7, 2000 AS DOCUMENT NUMBER 00246970, AS AMENDED FROM TIME TO TIME, OVER THE LAND DESCRIBED THEREIN, AND SUBJECT TO ITS TERMS, INCLUDING THOSE PURSUANT TO SECTIONS 3.2 THROUGH 3.9, AND 21.3 BY SAID AGREEMENT.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY SUB-RECIPROCAL EASEMENT AGREEMENT PERTAINING TO THE RESIDENTIAL, RETAIL AND GARAGE PORTIONS OF THE PROPERTY COMMONLY KNOWN AS 2 EAST ERIE, CHICAGO, ILLINOIS, MADE BY STATE & ERIE LEVEL PARTNERS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, DATED AS OF MAY 9, 2005 AND RECORDED MAY 9, 2005 AS DOCUMENT NUMBER 0512904178 FOR STRUCTURAL MEMBERS, FOOTINGS, CAISSON, FOUNDATIONS, COLUMNS AND BEAMS AND ANY OTHER SUPPORTING COMPONENTS, UTILITIES OR OTHER SERVICES, ENCROACHMENTS, AND MAINTENANCE OF FACILITIES.

Parcel ID(s): 17-10-107-018-1137,