

UNOFFICIAL COPY

PT 23 - 94456

10/1

Doc#: 2325713171 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/14/2023 09:44 AM Pg: 1 of 3

Dec ID 20230801609116
ST/CO Stamp 0-525-620-688 ST Tax \$1,275.00 CO Tax \$637.50
City Stamp 1-867-797-968 City Tax: \$13,387.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, William A. Kummerer and Heather Kummerer, a married couple, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, CONVEY and WARRANT to GRANTEE Jeffrey W. Young, as Trustee of the Jeffrey W. Young Trust dated December 3, 2012, as from time to time amended, and all and every successor trustee or trustees and Krystal K. Young, as Trustee of the Krystal K. Young Trust dated December 3, 2012, as from time to time amended, and all and every successor trustee or trustees,

in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Property Index Number: 17-15-101-026-1786; 17-15-101-026-1446; 17-15-101-026-1447

Property Address: 60 E. Monroe Street #6703 & P9-24 & P9-25, Chicago, IL 60603

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 unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

UNOFFICIAL COPY

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

Dated this 16th day of August, 2023.

William A. Kummerer
William A. Kummerer

Heather Kummerer
Heather Kummerer

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William A. Kummerer and Heather Kummerer, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this instrument as a 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 notarial seal, this 16th day of August, 2023.

Margaret A. Brandtonia
Notary Public



MAIL RECORDED DEED TO:

Jenny H. Park
Meyer Capel, A professional Corp
306 W. Church St.
Champaign, IL 61820

SEND SUBSEQUENT TAX BILLS TO:

Jeffrey Young and Krystal R. Young
1310 Cross Creek Rd.
Mahomet, IL 61853

THIS INSTRUMENT PREPARED BY: Fogarty & Fugate LLC, 203 N. LaSalle St. #2100, Chicago, IL 60601

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 6703 AND PARKING SPACES 9-24 AND 9-25 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-905-03, A LIMITED COMMON ELEMENT, IN THE LEGACY AT MILLENNIUM PARK CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

LOTS 6 AND 7 IN BLOCK 1 IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE LEGACY AT MILLENNIUM PARK CONDOMINIUM DATED SEPTEMBER 22, 2009 AND RECORDED SEPTEMBER 25, 2009 AS DOCUMENT NO. 0926818079, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AGREEMENT DATED SEPTEMBER 9, 2005 BY AND BETWEEN THE ART INSTITUTE OF CHICAGO, AN ILLINOIS NOT-FOR-PROFIT CORPORATION AND MONROE/WABASH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED SEPTEMBER 9, 2005 AS DOCUMENT NUMBER 0525232121 FOR INGRESS AND EGRESS THROUGH THE LOBBY AREA AS DESCRIBED THEREIN AND PURSUANT TO THE TERMS CONTAINED THEREIN.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED SEPTEMBER 25, 2009 AND RECORDED SEPTEMBER 25, 2009 AS DOCUMENT NO.

0926818077 BY AND BETWEEN MONROE/WABASH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND MONROE/WABASH SA1C, LLC, A DELAWARE LIMITED LIABILITY COMPANY (ITS SUCCESSORS, GRANTEEES AND ASSIGNS) FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN.