

# UNOFFICIAL COPY



\*23297340360\*

## WARRANTY DEED

STATE OF ILLINOIS

Doc# 2329734036 Fee \$88.00

### MAIL TO:

Erica Butkman  
11 E Adams St #900  
Chicago IL 60605

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/24/2023 02:06 PM PG: 1 OF 2

THE GRANTOR, Nicholas Gilbert and Susann Gilbert, husband and wife, as tenants by the entirety, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and conveys and warrants to,

Lynda Russo

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

### LEGAL DESCRIPTION:

(See Attached)

### Property Address:

910 S. Michigan Ave., Unit 1904, Chicago, IL 60605 subject to: general real estate taxes for the years 2022 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easement for public utilities; acts of the Grantee; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Dated: 10/16, 2023

Nicholas Gilbert

Susann Gilbert

State of Illinois, County of Cook, SS. I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Nicholas Gilbert and Susann Gilbert are personally known to me to be the same persons whose name they subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 notarial seal, this 10<sup>th</sup> day of October, 2023



My commission expires \_\_\_\_\_

Notary Public

Permanent Index Number: 17-15-307-<sup>036</sup>306-1264

Grantees Address: 910 S Michigan Ave Unit: 1904, Chicago IL 60605

Mail subsequent tax bills to: 910 S Michigan Unit 901 Chicago IL 60605

PREPARED BY: IRA T. KAUFMAN P.C. - 185 NORTH FRANKLIN ST., 2<sup>ND</sup> FLOOR, CHICAGO, ILLINOIS 60606

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453  
232592357/2

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NO. 1904 IN THE MICHIGAN AVENUE LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS IN BLOCK 20 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98774537 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACES 177R A/K/A 3-25T AND 177R-2011 A/K/A 3-24T, LIMITED COMMON ELEMENTS (LCE), DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 98774537.



### PARCEL 3:


EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, MAINTENANCE, UTILITIES AND ENJOYMENT AS SET FORTH IN THE DECLARATION RECORDED AUGUST 31, 1998 AS DOCUMENT NUMBER 98774537.

Permanent Index Number: 17-15-307-036-1264 (Volume number 510)

Address commonly known as:  
910 S Michigan Ave Unit 1904  
Chicago, IL 60605

PIN#: 17-15-307-036-1264

REAL ESTATE TRANSFER TAX		23-Oct-2023
		COUNTY: 625.00
		ILLINOIS: 1,250.00
		TOTAL: 1,875.00
17-15-307-036-1264		20231001655107   0-791-002-064

REAL ESTATE TRANSFER TAX		23-Oct-2023
		CHICAGO: 9,375.00
		CTA: 3,750.00
		TOTAL: 13,125.00 *
17-15-307-036-1264		20231001655107   0-084-786-128

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