

# UNOFFICIAL COPY

Doc#: 2403606106 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/05/2024 01:53 PM Pg: 1 of 6

## QUIT CLAIM DEED

10008742  
(1 of 2)

Dec ID 20240101621673  
ST/CO Stamp 0-120-675-376  
City Stamp 0-276-618-288

==For Recorder's Use==


Grantor, Caitlin Willich, nka Caitlin Walch Tracey, divorced and not since remarried, of the City of New Buffalo, County of Berrien, State of Michigan, pursuant to the Judgment of Divorce entered on March 27, 2023, by the Michigan Trial Court of Berrien County – Family Division, in the case entitled Caitlin Tracey Willich vs. Barrett John Willich, case number 2023-1034-DO-R, and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to the Grantee, Barrett Willich, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate in Cook County, Illinois, to wit:

See Legal Description attached as Exhibit A

Commonly known as: 1201 S. Prairie Avenue, Unit 2606 & GU-147, Chicago, Illinois 60605  
Permanent Index No.: 17-22-110-138-1136 (Unit 2606) & 17-22-110-138-1445 (GU-147)

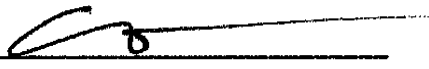
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED: 1-19-2024

  
\_\_\_\_\_  
Caitlin Willich, nka Caitlin Walch Tracey

EXEMPT under provisions of Real Estate Transfer Act, 35 ILCS 200/31-45, Para. E.

Date: 1-19-2024

  
\_\_\_\_\_  
Caitlin Willich, nka Caitlin Walch Tracey

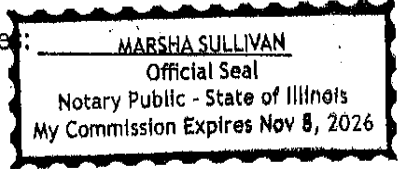
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STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Caitlin Willich, nka Caitlin Walch Tracey, personally known to me, or proved to be with satisfactory identification presented, to be the same person whose name is subscribed to the foregoing instrument, and appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 official seal, this 10<sup>th</sup> day of January, 2024



  
\_\_\_\_\_  
Notary Public

Commission expires: 

=====

Prepared by:


Christine M. Palkovic, Attorney at Law  
ITALIA & PALKOVIC, LLP  
1807 N. Broadway  
Melrose Park, IL 60160  
708-343-1444

REAL ESTATE TRANSFER TAX		05-Feb-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-22-110-138-1136 | 20240101621673 | 0-120-675-376

Name/Address of Taxpayer and Return to After Recording:

Barrett Willich  
1201 S. Prairie Avenue, Unit 2606  
Chicago, Illinois 60605

REAL ESTATE TRANSFER TAX		05-Feb-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-22-110-138-1136 | 20240101621673 | 0-27-678-288

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

**THIS INSTRUMENT FILED FOR RECORD  
BY GIT AS AN ACCOMODATION ONLY.  
IT HAS NOT BEEN EXAMINED AS TO ITS  
EXECUTION OR AS TO THE EFFECT UPON  
TITLE.**

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## Exhibit A Legal Description

### PARCEL 1:

UNIT 2606 AND GU-147 IN ONE MUSEUM PARK WEST CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF BLOCK 2 SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN KILEY'S SUBDIVISION OF PART OF THE FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO, PART OF THE SOUTH INDIANA AVENUE PER DOCUMENT 93954909 RECORDED NOVEMBER 22, 1993, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0923414028, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE GRANT OF EASEMENTS AND AGREEMENT FOR CONSTRUCTION, ENCROACHMENTS AND MAINTENANCE ("GRANT") DATED MARCH 15, 2006 AND RECORDED MAY 15, 2006 AS DOCUMENT 0613532035 MADE BY AND AMONG CENTRAL STATION, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, 1255 SOUTH PRAIRIE PRIVATE, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AND GP 1, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY: (I) TO CONSTRUCT, LOCATE AND MAINTAIN PERMANENT ENCROACHMENTS OF PORTIONS OF THE FUTURE IMPROVEMENTS LOCATED ON PARCEL 1, INCLUDING WITHOUT LIMITATION ALL STRUCTURAL MEMBERS, FOOTING, CAISSON BELLS, FOUNDATIONS, DEMISING WALLS, COLUMNS, SHEETING AND GRADE BEAMS AND ANY OTHER SUPPORTING COMPONENTS WHICH PROVIDE SUPPORT AND/OR ENCLOSURE; AND, (II) TO MAINTAIN ANY INCIDENTAL ENCROACHMENTS IN THE EVENT AND TO THE EXTENT THAT ANY PART OF THE FUTURE IMPROVEMENTS LOCATED ON PARCEL 1, ENCROACH UPON ANY PART OF THE DOMINANT PARCEL (AS DEFINED IN THE GRANT), IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE GRANT OF EASEMENTS AND AGREEMENT FOR CONSTRUCTION, ENCROACHMENTS AND MAINTENANCE DATED MARCH 15, 2006 AND RECORDED MAY 15, 2006 AS DOCUMENT 0613532035 MADE BY AND AMONG CENTRAL STATION, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY; 1255 SOUTH PRAIRIE PRIVATE, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AND GP 1, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, FOR THE PURPOSE OF INGRESS AND EGRESS BY PERSONS, MATERIALS AND EQUIPMENT OVER, UPON, ACROSS, UNDER AND THROUGH THE SERVIENT PARCEL DESCRIBED THEREIN TO THE EXTENT REASONABLY NECESSARY TO PERMIT THE MAINTENANCE, REPAIR OR RECONSTRUCTION OF THE IMPROVEMENTS ON PARCEL 1, IN COOK COUNTY, ILLINOIS.

### PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE DECLARATION OF EASEMENTS AND MAINTENANCE AGREEMENT FOR MUSEUM PARK NORTH DATED APRIL 28, 2006 AND RECORDED MAY 15, 2006 AS DOCUMENT 0613532038 MADE BY AND AMONG 1255

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SOUTH PRAIRIE PRIVATE, L.L.C.; GP 1, LLC, AND CENTRAL STATION, L.L.C. FOR UTILITY PURPOSES, INCLUDING THE RIGHT TO INSTALL, LAY, MAINTAIN, REPAIR AND REPLACE WATER MAINS AND PIPES, SEWER LINES, GAIN MAINS, TELEPHONE AND COMMUNICATIONS WIRES AND EQUIPMENT, AND ELECTRICAL CONDUITS, WIRES AND EQUIPMENT, IN COOK COUNTY, ILLINOIS.  
PARCEL 5:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE DECLARATION OF EASEMENTS AND MAINTENANCE AGREEMENT FOR THE MUSEUM PARK NORTH DATED APRIL 28, 2006 AND RECORDED MAY 15, 2006 AS DOCUMENT 0613532038 MADE BY AND AMONG 1255 SOUTH PRAIRIE PRIVATE, L.L.C.; GP 1, LLC, AND CENTRAL STATION, L.L.C. FOR INGRESS AND EGRESS OF VEHICLES AND PERSONS OVER, ON AND ACROSS STREET AREAS LOCATED UPON THE PRAIRIE AVENUE PRIVATE EASEMENT PARCEL DESCRIBED THEREIN, IN COOK COUNTY, ILLINOIS.  
PARCEL 6:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE AMENDED AND RESTATED GRANT OF EASEMENTS; GRANT OF PUBLIC ACCESS EASEMENT AND AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL DATED APRIL 19, 2002 AND RECORDED APRIL 24, 2002 AS DOCUMENT 0020470285 MADE BY AND AMONG MUSEUM PARK EAST, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AND CHICAGO TITLE LAND TRUST COMPANY (FORMERLY KNOWN AS CHICAGO TITLE AND TRUST COMPANY), AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1990 AND KNOWN AS TRUST NUMBER 1080000 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, ACROSS AND UPON THE EASEMENT PARCEL DESCRIBED THEREIN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE DECLARATION OF EASEMENTS FOR CONSTRUCTION, ENCROACHMENTS, ADJACENT IMPROVEMENTS, ACCESS AND MAINTENANCE; ACCESS RAMP EASEMENTS MADE BY AND BETWEEN GRANT PARK 2, LLC AND CENTRAL STATION, L.L.C. RECORDED NOVEMBER 30, 2009 AS DOCUMENT 0933444026 FOR THE FOLLOWING PURPOSES: A) LOCATE AND MAINTAIN PERMANENT ENCROACHMENTS OF ANY ONE MUSEUM PARK WEST IMPROVEMENTS AND/OR FACILITIES; B) MAINTAIN ANY INCIDENTAL ENCROACHMENTS IN THE EVENT AND TO THE EXTENT THAT ANY PART OF THE ONE MUSEUM PARK WEST IMPROVEMENTS SHALL ENCROACH OR SHALL HEREAFTER ENCROACH; AND, C) FOR INGRESS AND EGRESS TO THE EXTENT REASONABLY NECESSARY TO PERMIT THE MAINTENANCE, REPAIR, REPLACEMENT OR RECONSTRUCTION OF ANY PORTION OF THE ONE MUSEUM PARK WEST IMPROVEMENTS, IN, TO, UNDER, OVER, UPON, THROUGH AND ABOUT PORTIONS OF THE "TS PROPERTY," AS DEFINED THEREIN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DECLARATION OF EASEMENTS FOR ENCROACHMENTS, ADJACENT IMPROVEMENTS, ACCESS AND MAINTENANCE, DATED APRIL 2, 2008 AND RECORDED APRIL 4, 2008 AS DOCUMENT 0809541096, BY AND AMONG GP 1, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, GRANT PART 2, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND CENTRAL STATION, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, FOR EASEMENTS; (I) TO LOCATE AND MAINTAIN ENCROACHMENTS OF PORTIONS OF IMPROVEMENTS OVER ONE MUSEUM PARK EAST PROPERTY, AS DEFINED THEREIN; (II) FOR REPAIR, REPLACEMENTS AND RECONSTRUCTION OF ALL EXPANSION JOINT CONNECTIONS AS DESCRIBED THEREIN; (III) FOR INGRESS AND EGRESS OVER ONE MUSEUM PARK EAST PROPERTY

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TO THE EXTENT REASONABLY NECESSARY TO PERMIT MAINTENANCE, REPAIR OR RECONSTRUCTION OF ANY PORTION OF THE ONE MUSEUM PARK WEST PROPERTY; AND (IV) FOR INGRESS AND EGRESS TO ANY DOG RUN AREA AND FOR ACCESS TO AND USE OF ANY DOG RUN AREA LOCATION ON THE ONE MUSEUM PARK EAST PROPERTY, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DECLARATION OF EASEMENTS FOR ENCROACHMENTS, ADJACENT IMPROVEMENTS, ACCESS AND MAINTENANCE, DATED NOVEMBER 20, 2009 AND RECORDED NOVEMBER 30, 2009 AS DOCUMENT 0933444027 BY AND BETWEEN GRANT PARK 2, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND CENTRAL STATION, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, FOR EASEMENTS: (A) TO LOCATE AND MAINTAIN ENCROACHMENTS OF PORTIONS OF IMPROVEMENTS OVER T5 PROPERTY, AS DEFINED THEREIN; (B) FOR REPAIR, REPLACEMENT AND RECONSTRUCTION OF ALL EXPANSION JOINT CONNECTIONS AS DESCRIBED THEREIN; (C) FOR INGRESS AND EGRESS OVER T5 PROPERTY TO THE EXTENT REASONABLY NECESSARY TO PERMIT MAINTENANCE, REPAIR OR RECONSTRUCTION OF ANY PORTION OF THE ONE MUSEUM PARK WEST PROPERTY, IN COOK COUNTY, ILLINOIS.

PARCEL 10:

THE (EXCLUSIVE) RIGHT TO THE USE OF STORAGE SPACE(S) S-136 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0933444028.

Commonly known as: 1201 S. Prairie Avenue, Unit 2606 & GU-147, Chicago, Illinois 60605  
Permanent Index No.: 17-22-110-138-1136 (Unit 2606) & 17-22-110-138-1445 (GU-147)

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## STATEMENT BY GRANTOR AND GRANTEE

-or-

## STATEMENT BY ASSIGNOR OR ASSIGNEE

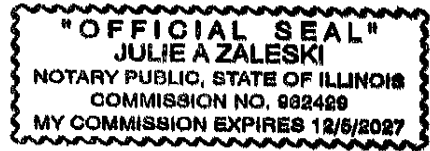
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: January 19, 2024

Signature:   
Grantor or Agent

Subscribed and sworn to before me by  
the said agent this 19 day of January, 2024

Notary Public 



The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: January 19, 2024

Signature:   
Grantor or Agent

Subscribed and sworn to before me by  
the said agent this 19 day of January, 2024

Notary Public 



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.