

# UNOFFICIAL COPY

Doc#: 2404733165 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/16/2024 11:04 AM Pg: 1 of 3

## CONSERVATOR'S DEED

THE GRANTOR, SUSAN NENADIC, NOT INDIVIDUALLY BUT SOLELY AS CONSERVATOR OF THE ESTATE OF KENT A SIREL, A DISABLED PERSON, WITH AUTHORITY GRANTED PURSUANT TO ORDER OF COURT ENTERED ON JANUARY 11, 2024 IN FILE NUMBER 10-000002-CA IN THE PROBATE COURT OF WASHTENAW COUNTY, STATE OF MICHIGAN, AND PURSUANT TO ORDER OF COURT ENTERED ON FEBRUARY 1, 2024 IN CASE NUMBER 2009P007044 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, PROBATE DIVISION, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS AND QUITCLAIMS to JOSE ARELLANO and MARIA EUGENIA ARELLANO, husband and wife, as joint tenants, with right of survivorship of HIGHLAND, IN, the following described Real Estate:

Dec ID 20240201630784  
ST/CO Stamp 1-406-452-272 ST Tax \$160.00 CO Tax \$80.00  
City Stamp 0-467-976-752 City Tax: \$1,680.00

Address of Property: 233 E ERIE ST UNIT 2110 CHICAGO, IL 60611

Parcel ID Number: 17-10-203-027-1130

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

Situated in the County of Cook, State of Illinois. This is not a homestead property.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2023 and subsequent years.

This conveyance is made without warranty, express or implied, and is made on the condition that Susan Nenadic shall have no liability in her individual capacity on any agreement, warranty or indemnity herein contained, or implied. Any recourse under and by virtue of this deed shall be against the Estate only.

DATED this 26 day of Jan 2024, 2024

[Signature to Follow]

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Susan Nenadic (SEAL)  
 SUSAN NENADIC, NOT INDIVIDUALLY,  
 BUT SOLELY AS CONSERVATOR OF  
 THE ESTATE OF KENT A SIREL, A DISABLED  
 PERSON,

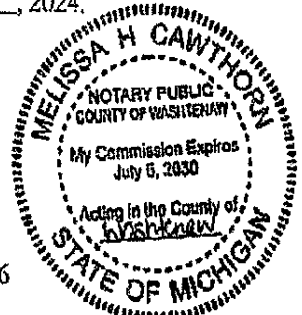
STATE OF MICHIGAN )  
 ) SS  
 COUNTY OF Washtenaw )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

Susan Nenadic  
 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 at her free and voluntary act, for the uses and purposes therein set  
 forth.

WITNESS my hand and official seal this 16<sup>th</sup> day of January, 2024.

Melissa H. Canthorn  
 NOTARY PUBLIC



Ronak Desai  
 Prepared by: Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ROBERT F. TWEEOLE  
2850 - 45<sup>TH</sup> STREET  
SUITE A  
HIGHLAND, INDIANA 46322

SEND SUBSEQUENT TAX BILLS TO:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
JOSE ARELLANO  
2125 RIDGEWOOD ST.  
HIGHLAND, INDIANA 46322

File no: AT 240003  
 After recording mail to:  
 Altma File, LLC.  
 6444 N. Milwaukee Ave.  
 Chicago, IL 60631  
 Ph. 312-681-6070

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## Exhibit A

### Legal Description

#### PARCEL 1:

UNIT 2110 IN STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR IN THE 26 STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20 TO 24 AND LOT 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING ON THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.13 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32 (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF), IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017897, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST HALF OF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017894, IN COOK COUNTY, ILLINOIS