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Date 4/1/2024 1:00 PM Pg: 1 of 6

Dec ID 20240301664659
ST/Co Stamp 1-781-831-216 ST Tax \$1,075.00 CO Tax \$537.50
City Stamp 2-021-725-744 City Tax \$11,287.50

Property of Cook County Clerk's Office

RECORDING COVER PAGE

- DEED
 OTHER
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It is a permanent part of the document and has been included in the page count.

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WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Paul A. Kozak and Susan L. Kozak
2033 Olive Hill Drive
Buffalo Grove, IL 60089

(The Above Space for Recorder's Use Only)

THE GRANTORS **Paul A. Kozak and Susan L. Kozak**, a married couple, of 2033 Olive Hill Drive, Buffalo Grove, IL 60089, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT TO **Nancy E. Andrefsky, as Trustee of the Nancy E. Andrefsky 2004 Trust dated September 24, 2004**, as may be amended, modified and/or restated, at 7503 Vinemont Ct., Hudson, OH 44236, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"


Permanent Index Number(s): 17-15-101-026-1766, ~~17-15-101-026-1595~~

Property Address: 60 East Monroe Street, Unit 6203 and 12M02/03, Chicago, IL 60603


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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 18th day of March, 2024.



Paul A. Kozak



Susan L. Kozak

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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, CERTIFY THAT Paul A. Kozak and Susan L. Kozak 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 in the 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 18th day of March, 2024.



Elizabeth Fogarty

Notary Public

THIS INSTRUMENT PREPARED BY
Terrence M. Fogarty
The Law Office of Terrence M. Fogarty
161 Market St.
Willow Springs, IL 60480

MAIL TO:

Bell & Shah, LLC
2015 W. Fullerton Ave.
Chicago, IL 60647

SEND SUBSEQUENT TAX BILLS TO:

Nancy E. Androsky, as Trustee
7503 Vinemont Ct.
Hudson, OH 44236

Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION:

Parcel 1:

Unit 6203 and Parking Unit 12M-02-03, together with the exclusive right to use Storage Space S-12M06-10, 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, in Cook County, Illinois.

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 interests in the common elements.

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 SAIC, LLC, a Delaware limited liability company (its successors, grantees and assigns) for support, common walls, ceilings and floors, equipment and utilities, ingress and egress, maintenance and encroachments, over the land described therein.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

17-15-101-026-1766 , 17-15-101-026-1595
60 E. MONROE ST., UNIT 6203, CHICAGO, IL 60603

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CHICAGO: 8,062.50
CTA: 3,225.00
TOTAL: 11,287.50 *

17-15-101-026-1766 | 20240301664659 | 2-021-725-744

Total does not include any applicable penalty or interest due.

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COUNTY: 537.50
ILLINOIS: 1,075.00
TOTAL: 1,612.50

17-15-101-026-1766 | 20240301664659 | 1-781-831-216