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Doc#: 2410314093 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/12/2024 10:29 AM Pg: 1 of 2

Warranty Deed Statutory (ILLINOIS)

Dec ID 20240401672251
ST/Co Stamp 1-487-629-872 ST Tax \$260.00 CO Tax \$130.00
City Stamp 0-773-549-616 City Tax \$2,730.00

CT
246NW 396434WC
10/23

Above Space for Recorder's Use Only

THE GRANTOR, MIA VELEZ-FORTUNA, of Chicago, IL, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to **OLA HOLDINGS LLC**, of 8548 Walredon Ave., Burr Ridge, IL 60527, the following described Real Estate situated in the County of **COOK** in the State of Illinois, to wit:

PARCEL 1: UNIT NO. 3120-201 IN THE MICHIGAN INDIANA CONDOMINIUM (AS HEREINAFTER DESCRIBED), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

- (A) THE LEASEHOLD ESTATE CREATED BY THE GROUND LEASE FOR MICHIGAN PLACE DATED DECEMBER 7, 1999 BETWEEN ILLINOIS INSTITUTE OF TECHNOLOGY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AS LESSOR, AND MICHIGAN PLACE LLC, AS LESSEE, RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON FEBRUARY 29, 2000 AS DOCUMENT NO. 00-147967 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO (THE "GROUND LEASE") WHICH GROUND LEASE DEMISES THE LAND HEREINAFTER DESCRIBED FOR A TERM OF YEARS ENDING DECEMBER 31, 2098 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND
- (B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENT LOCATED ON THE FOLLOWING DESCRIBED LAND: CERTAIN PARTS OF BLOCK 1 IN CHARLES WALKER'S SUBDIVISION OF THAT PART NORTH OF THE SOUTH 60 ACRES OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

AS DELINEATED ON A SURVEY WHICH IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS RESTRICTIONS, COVENANTS AND BY-LAWS FOR MICHIGAN INDIANA CONDOMINIUM DATED FEBRUARY 23, 2001 AND RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON MARCH 15, 2001 AS DOCUMENT 001-0205852, AS THE SAME MAY HAVE BEEN AMENDED FROM TIME TO TIME (AS SO AMENDED, "THE DECLARATION"), ALL IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-74 AND L.C.E.- 56 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

P.I.N. 17-34-102-051-1056

c/k/a: 3120 S. Indiana Ave., Unit 201, Chicago, IL 60616-3758

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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 as of this 4 day of April 2024.



MIA VELEZ-FORTUNA

State of Illinois

County of Cook

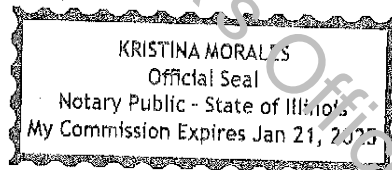
SS

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT **MIA VELEZ-FORTUNA**, 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 he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of April 2024.



NOTARY PUBLIC



This instrument prepared by:
Peter Burdi, Esq.
Peter Burdi, Attorneys at Law, P.C.
8 E. 1st St.
Hinsdale, Illinois 60521
Phone: (312) 907-9448

MAIL TO:

Sharon A. Zogas, Esq.
10020 S. Western Ave.
Chicago, IL 60643

SEND SUBSEQUENT TAX BILLS TO:

Ola Holdings LLC
8548 - Walredon Ave
Burr Ridge IL
60527