(0) 8394 (062 UNOFFICIAL COPY

WARRANTY DEED

MAIL RECORDED DEED TO:

Ariel Adamson 1550 N Lake Shore Dr. opt SF

MAIL TAX BULLTO: ARIEL ADAMSON 1550 N Lake Shore Dr., Apf 5F acagn, IL 60610

Doc#, 2410724199 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 4/16/2024 11:37 AM Pg: 1 of 3

Dec ID 20240301664055 ST/Co Stamp 1-216-417-328 ST Tax \$262.50 CO Tax \$131.25 City Stamp 2-099-973-680 City Tax \$2,756.25

(Reserved for Recorders Use Only)

GRANTOR, ASTERIA PROPERTY GROUP, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Ikinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members and/or Managers of said limited liability company, CONVEY and WARRANT to ARIEL ADAMSON, unmarried of 1550 N Lake Shore Dr., #5F, Chicago, IL 60610, to have and to hold, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number:

. a~.

17-03-101-029-1525

Address of Real Estate:

1550 North Lake Shore Drive, Apt 5F, Chicago, IL

60610

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special assessments confirmed after the Contract date; (c) Building, building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for publicutilities, (f) Drainage ditches, feeders, laterals and drain tile, pine or other ednottit: 140

40 * ' ,

1 194 (1) A (1) 14 (1) 1

| REAL ESTATE TRANS | 04- Apr-20 24 | |
|--------------------|----------------------|---------------|
| | CHICAGO: | 1,968.75 |
| | CTA: | 787.50 |
| | TOTAL: | 2,756.25 * |
| 17-03-101-029-1025 | 20240301664055 | 2-099-973-680 |

| F | REAL ESTATE | TRANSFER | ГАХ | 04-Apr-2024 |
|---|-------------|----------|----------------|-----------------|
| - | | | COUNTY: | 131 <i>.2</i> 5 |
| | HE FE | | ILLINOIS: | 262.50 |
| | T | | TOTAL: | 393 75 |
| - | 17-03-101- | 029-1025 | 20240301664055 | 1-216-417-328 |

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| In Witness Whereof, said Grantor has causits Member/Manager, this 20 day of | sed its name to be signed to these presents by of, 2024. |
|---|--|
| Mullions Oll |) — |
| Lisa M. Williams Ceko, As Sole Member | of Asteria Property Group, LLC |
| | |
| | _ |
| | |
| STATE OF IMMOIS | |
| 188 | |
| COUNTY OF MCHENTY | |
| I, the undersigned, a Notecy Public, in and | |
| Group, LLC, personally known to me to be | Ceko, As Sole Member of Asteria Property a Member/Manager of the company, and |
| personally known to me to be the came per | rson(s) whose name(s) is/are subscribed to the |
| that as such Member/Manager, he/she/(he) | this day in person and severally acknowledged signed and delivered the said instrument. |
| pursuant to authority given by the Members | Managers of said company, as his/her/their |
| the uses and purposes therein set forth. | voluntary act and deed of said company, for |
| Given under my hand and official seal, this | 20 to Ma (a lo |
| Given under my hand and official seal, this | <u>∠</u> day of <u>M. (U (V)</u> , 2024. |
| | AMIN (P) (MODITON M |
| | Notary Public |
| | 0 7 |
| PREPARED BY: | 0, |
| Alexander A. Echevarria | |
| Attorney at Law 830 North Bvd., Suite A | OFFICIAL SEAL AMY DAHLBORN |
| Oak Park, IL 60301 | NOTARY PUBLIC, STATE OF ILLINOIS |

MY COMMISSION EXPIRES: 06/07/2027

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17-03-101-029-1025

UNIT NUMBER 5-F, AS DELINEATED UPON SURVEY OF LOTS 1, 2, 3,4 AND 5 AND THE NORTH 15 FEET 4 INCHES OF LOT 6 IN BLOCK 1 IN THE RESUBDIVISION BY CATHOLIC BISHOP OF CHICAGO AND VICTOR F. LAWSON OF BLOCK 1 IN THE CATHOLIC BISHOP OF CHICAGO LAKE SHORE DRIVE ADDITION IN THE NORTH 1/2 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A* TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 15,1977 AND KNOWN AS TRUST NUMBER 1550, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24132177 AND AS AMENDED FROM TIME DECLAI

OPECIA

OPECIA TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM AFORESAID (EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE SAID DECLARATION OF CONDOMINIUM AND SURVEY) IN COOK COUNTY, ILLINOIS.

Legal Description JC-1028394/31