

UNOFFICIAL COPY

WARRANTY DEED

Mail Document to:

Codilis & Associates P.C.
15W030 N Frontage Rd
Burr Ridge, IL 60527

Mail Tax Bill to:

Hector D. Barresi
233 E. Erie Avenue
Unit 1609
Chicago, IL 60611

Doc#: 2416302129 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/11/2024 10:16 AM Pg: 1 of 4

Doc ID 20240501618022

ST/Co Stamp 2-041-384-240 ST Tax \$200.00 CO Tax \$100.00

City Stamp 0-341-183-792 City Tax \$2,100.00

The above space for recorder's use only

THE GRANTOR(S), **Cassian, Ltd. a Delaware Corporation**, and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and other good and valuable considerations, in hand paid, Convey(s) and Warrant(s) to **Hector D. Barresi and Electra G. Barca In Barresi, husband and wife, of 1000 S Clark St Apt 1112; Chicago, IL 60605** all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

PIN #: 17-10-203-027-1079

Property Address: 233 East Erie Street, Unit 1609, Chicago, IL 60611

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.


hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

Mail To:
Carrington Title Partners, LLC
1919 S. Highland Ave., Ste 315-B
Lombard, IL 60148

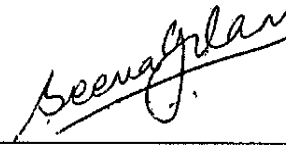
10602
24-3403TL

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In Witness Whereof, the Grantor aforesaid have hereunto set their hand and seal(s) this 8th day of May 2024.



Sanjiv Gilani, as Officer



Seema Gilani, as Director

Property of Cook County Clerk's Office

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State of Illinois)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that, **Cassian, Ltd. a Delaware Corporation** is 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 the said 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 8th day of May 2024

Subscribed and Sworn to Before
me this 8th day of May 2024



NOTARY PUBLIC



LEGAL DESCRIPTION

PARCEL 1:

UNIT 1609 IN STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING:

ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.50 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, 21, 22, 23, 24 AND 25 (EXCEPT THAT PART OF LOT 20 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 118.13 FEET ABOVE CHICAGO CITY DATUM (AND 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 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, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAW FOR STREETERVILLE CENTER CONDOMINIUM ASSOCIATION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 26017897, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 NUMBER 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION OCCUPIED BY THE

WEST 1/2 OF THE PARTY WALL, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

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ALL THOSE CERTAIN EASEMENTS, PRIVILEGES, RIGHTS OF USE AND ALL OTHER BENEFIT DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN THE OFFICE OF THE RECORDER OF DEED OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 26017894, AS GRANTED FOR THE BENEFIT OF PARCEL 1, BY A DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 11, 1980 AND KNOWN AS TRUST NUMBER 51534 TO WENDY YOUNG DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017395.

PARCEL 4:

ALL THOSE CERTAIN EASEMENTS, PRIVILEGES, RIGHTS OF USE AND ALL OTHER BENEFIT DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN THE OFFICE OF THE RECORDER OF DEED OF COOK COUNTY, ILLINOIS, AS DOCUMENT

NUMBER 26017894, AS GRANTED FOR THE BENEFIT OF PARCEL 1, BY A DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 11, 1980 AND KNOWN AS TRUST NUMBER 51534 TO DOUGLAS

RUDD DATED OCTOBER 5, 1981 AND RECORDED OCTOBER 29, 1981 AS DOCUMENT 26042480.

PIN #: 17-10-203-027-1079

Property Address: 233 East Erie Street, Unit 1609, Chicago, IL 60611

This instrument prepared by:

Leonard B. Cannata

7300 W. 25th Street

Box 1601

North Riverside, IL 60546

312-788-7207

Office of Cook County Clerk's Office