

LEGAL DESCRIPTION

0030158850

PARCEL 1:

THAT PART OF THE NORTH 220.00 FEET OF THE SOUTH 353.00 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 140.00 FEET OF THE EAST 1/2 AND LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF CLARK STREET, AS OCCUPIED, (EXCEPT THAT PART FALLING IN A 16.00 FEET STRIP OF LAND ALONG THE WESTERLY LINE OF THE LINE DEDICATED FOR PUBLIC ALLEY BY PLAT OF DEDICATION RECORDED NOVEMBER 22, 1971 AS DOCUMENT NUMBER 21729002) TAKEN AS A TRACK ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH 89 DEGREES 45 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF THE ABOVE DESCRIBED TRACT A DISTANCE OF 84.63 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES, 00 SECONDS EAST A DISTANCE OF 12.24 FEET TO A POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 55.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES, 00 SECONDS WEST A DISTANCE OF 20.43 FEET; THENCE NORTH 00 DEGREES 00 MINUTES, 00 SECONDS EAST A DISTANCE OF 55.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 20.43 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR USE AND ENJOYMENT, INGRESS AND EGRESS OVER AND UPON THAT PART OF THE NORTH 220.00 FEET OF THE SOUTH 353.00 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 140.00 FEET OF THE EAST 1/2 AND LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF CLARK STREET, AS OCCUPIED, (EXCEPT THAT PART FALLING IN A 16.00 FEE STRIP OF LAND ALONG THE WESTERLY LINE OF THE LINE DEDICATED FOR PUBLIC ALLEY BY PLAT OF DEDICATION RECORDED NOVEMBER 22, 1971 AS DOCUMENT NUMBER 21729002) TAKEN AS A TRACT ALL IN COOK COUNTY, ILLINOIS, EXCEPT THOSE PARTS TAKEN OR USED AS PART OF A RESIDENTIAL STRUCTURE, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR GRACELAND COMMONS TOWNHOMES RECORDED AS DOCUMENT NUMBER 0010457076.

PIN:14-17-315-010-0000