



# UNOFFICIAL COPY

## Legal Description

of premises commonly known as 600 North Kingsbury Street, Unit 1109 & P-526,  
Chicago, Illinois 60610

**SEE EXHIBIT "A" ATTACHED HERETO**

UNIT 1109 AND PARKING SPACE UNIT P-526 IN PARK PLACE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1: THAT PART OF BLOCK 3 IN ASSESSOR'S DIVISION OF THE KINGSBURY TRACT, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF KINGSBURY STREET, LYING SOUTH AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF KINGSBURY STREET AND A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) EXTENDED WEST; THENCE WEST ALONG A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) EXTENDED WEST 163.0 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT IN SAID DOCK LINE OF SAID NORTH BRANCH OF THE CHICAGO RIVER, WHICH IS 70.80 FEET SOUTHEASTERLY (MEASURED ALONG SAID DOCK LINE) FROM THE POINT OF INTERSECTION OF SAID DOCK LINE WITH SAID LINE SO DRAWN 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET EXTENDED WEST AND LYING NORTH AND EAST OF A LINE DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE WEST LINE OF KINGSBURY STREET AND A LINE 8.50 FEET SOUTH OF AND PARALLEL WITH THE PROLONGATION WEST OF THE SOUTH LINE OF THE NORTH 1/2 OF BLOCK 4 IN SAID ASSESSOR'S DIVISION OF SAID KINGSBURY TRACT; THENCE WEST ALONG SAID PARALLEL LINE 132.0 FEET; THENCE SOUTH AT RIGHT ANGLE 13.0 FEET; THENCE WEST ALONG SAID PARALLEL LINE 132.0 FEET; THENCE NORTH AT RIGHT ANGLE 13.0 FEET; THENCE EAST ALONG SAID DOCK LINE OF SAID NORTH BRANCH OF THE CHICAGO RIVER TO THE EAST DOCK LINE OF THE TRACT; THENCE NORTH AT RIGHT ANGLE 13.0 FEET; THENCE WEST ALONG SAID PARALLEL LINE 132.0 FEET; THENCE SOUTH AT RIGHT ANGLE 13.0 FEET; THENCE WEST ALONG SAID DOCK LINE OF SAID NORTH BRANCH OF THE CHICAGO RIVER TO THE EAST DOCK LINE OF THE TRACT.

REAL ESTATE TRANSFER TAX	00277.50	FP 102804
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REAL ESTATE TRANSFER TAX	00138.75	FP 102810
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REAL ESTATE TRANSFER TAX	00000.125	FP 102807
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STATE OF ILLINOIS  
 MAY 23.05  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

COOK COUNTY  
 MAY 23.05  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX

REVENUE STAMP  
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CITY OF CHICAGO  
 MAY 24.05  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 CITY TAX

THE KINGSBURY TRACT, IN THE NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AT A POINT IN A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE WEST LINE OF THE DOCK LINE OF THE EAST BANK OF THE CHICAGO RIVER DRAWN 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET EXTENDED WEST AND LYING NORTH AND EAST OF A LINE DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE WEST LINE OF KINGSBURY STREET AND A LINE 8.50 FEET SOUTH OF AND PARALLEL WITH THE PROLONGATION WEST OF THE SOUTH LINE OF THE NORTH 1/2 OF BLOCK 4 IN SAID ASSESSOR'S DIVISION OF SAID KINGSBURY TRACT; THENCE WEST ALONG SAID PARALLEL LINE 132.0 FEET; THENCE SOUTH AT RIGHT ANGLE 13.0 FEET; THENCE WEST ALONG SAID DOCK LINE OF SAID NORTH BRANCH OF THE CHICAGO RIVER TO THE EAST DOCK LINE OF THE TRACT.

CONDOMINIUM  
 AS AMENDED FROM TIME TO TIME,  
 COMMON ELEMENTS.  
 PART OF PARCEL 1 AFORESAID, AS SHOWN ON THE PLAT OF SURVEY, WITH ALL RESTRICTIONS AND EASEMENTS

STATE TAX

COUNTY TAX

CITY TAX

MAIL TO:

Matthew F. Zubek, Esq.

SEND SUBSEQUENT TAX BILLS TO:

Donna M. Sweiss

8855 South Ridgeland Avenue

600 N. Kingsbury St., #1109

Oak Lawn, Illinois 60453

Chicago, Illinois 60610

OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

**UNOFFICIAL COPY**

ALTA COMMITMENT

**SCHEDULE A**

File No.: 508026

Client File No.:

**EXHIBIT A**

Unit 1109 and Parking Space Unit P-526 in Park Place Condominium as delineated and defined on the Plat of Survey of the following described parcel of real estate:

## Parcel 1:

That part of Block 3 in Assessor's Division of the Kingsbury Tract, in the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, lying Easterly of the East Dock line of the North Branch of the Chicago River; lying Southwesterly of the Southwesterly line of Kingsbury Street, lying South and Southeasterly of the following described line:

Beginning at the intersection of the Southwesterly line of Kingsbury Street and a line 3.0 feet North of and Parallel with the center line of Ontario Street (as now laid out) extended West; thence West along a line 3.0 feet North of and parallel with the center line of Ontario Street (as now laid out) extended West 163.0 feet; thence Southwesterly in a Straight line to a point in said Dock line of said North Branch of the Chicago River, which is 70.80 feet Southeasterly (measured along said Dock Line) from the Point of Intersection of said Dock line with said line so drawn 3.0 feet North of and parallel with the center line of Ontario Street extended West and lying North and East of a line described as beginning at the intersection of the West line of Kingsbury Street and a line 8.50 feet South of and parallel with the prolongation West of the South line of the North  $\frac{1}{2}$  of Block 4 in said Assessor's Division of said Kingsbury Tract; thence West along said parallel line, 142.0 feet to a point; thence North at right angles 13.0 feet; thence West at right angles to a point on the East dock line of the North Branch of Chicago River, in Cook County, Illinois.

## Parcel 2:

That part of Block 3 in Assessor's Division of the Kingsbury Tract, in the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows:

Commencing at a point in a line 3.0 feet North of and parallel with the center line of Ontario Street (as now laid out) which is 163.0 feet West from the intersection of said line with the West line of Kingsbury Street; thence Southwesterly to a point in the Dock line of the East Bank of the North Branch of the Chicago River which is 70.8 feet Southeasterly from intersection of dock line said river with the said line drawn 3.0 feet North of and parallel with the center line of Ontario Street; thence Northwesterly along said dock line of said East Bank of said river 9.80 feet; thence Northeasterly in a straight line to the point of beginning, said land being more particularly described in a Deed from Hugh McBirney and Isabelle M. McBirney, his wife, to Percival W. Clement, dated November 22, 1899, recorded in Volume 6925 page 164 of land records in the Recorder's Office of Cook County, Illinois;

**STEWART TITLE  
GUARANTY COMPANY**

# UNOFFICIAL COPY

ALTA COMMITMENT

## SCHEDULE A

File No.: 508026

Client File No.:

Which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded August 21, 2002 as Document No. 0020921139, and as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 3:

Easement for ingress and egress for the benefit of Parcel 1 aforesaid, as contained in the Declaration of Covenants, Conditions, Restrictions and Easements recorded August 21, 2002 as Document No. 0020921138.

Property of Cook County Clerk's Office

**STEWART TITLE  
GUARANTY COMPANY**