

UNOFFICIAL COPY

First American Title
Order # 1953861

WARRANTY DEED
ILLINOIS STATUTORY

2009



Doc#: 0925735149 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/14/2009 12:57 PM Pg: 1 of 5

THE GRANTOR(S), Kelly Molchan f/k/a Kelly Werremeyer and of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Varun Choudhary and Komal Jeswani (GRANTEE'S ADDRESS) 1040 W. Adams Street, Apt. #255, Chicago, Illinois 60607 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

** husband and wife, as tenants by the entirety not as joint tenants nor as tenants in common,*

See Legal Description Attached.

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2008 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

2nd Installment

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-22-310-015-1014, 17-22-310-015-~~1015~~ ¹⁴⁰⁹

Address(es) of Real Estate: 1821 South Calumet, Unit #703, Chicago, Illinois 60616

Dated this 31st day of July, 2009

Kelly Molchan f/k/a Kelly Werremeyer

Kelly Molchan f/k/a Kelly Werremeyer

Daniel T. Molchan

Daniel T. Molchan
For Purpose of Waiver of Homestead Only

UNOFFICIAL COPY

STATE TAX

STATE OF ILLINOIS

SEP. -3.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

7067900000 #

REAL ESTATE TRANSFER TAX
00387.50
FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

SEP. -3.09

REVENUE STAMP

000065721 #

REAL ESTATE TRANSFER TAX
00193.75
FP 103028

CITY TAX

CITY OF CHICAGO

SEP. -3.09

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006128 #

REAL ESTATE TRANSFER TAX
04068.75
FP 102812

Property of Cook County Clerk's Office

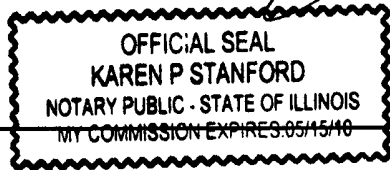
UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kelly Molchan f/k/a Kelly Werremeyer and personally known to me to be the same person(s) whose name(s) ^{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. ^{* BY JEFFREY SCOTT SELL AS ATTORNEY IN FACT & DANIEL T. MOLCHAN BY JEFFREY SCOTT SELL AS ATTORNEY IN FACT}

Given under my hand and official seal, this 31st day of July, 2009

Karen P. Stanford (Notary Public)



Prepared By: Andrew Levenfeld
19 South LaSalle St, Suite 600
Chicago, Illinois 60603

Mail To:
Barbara Demos, Esq.
4746 N. Milwaukee Avenue
Chicago, Illinois 60630

Name & Address of Taxpayer:
Varun Choudhary and Komal Jeswani
1821 South Calumet, Unit #703
Chicago, Illinois 60616

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT-703 AND GU-255, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS IN THE MUSEUM PARK PLACE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THAT PART OF THE FOLLOWING DESCRIBED TRACT, SAID TRACT BEING COMPRISED OF THE HEREINAFTER DESCRIBED PARCELS C, C-1 AND THREE ALL TAKEN TOGETHER, ALL IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCELS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL C

THAT PART OF THE LANDS OF THE ILLINOIS CENTRAL RAILROAD COMPANY IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING ON THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD, AT THE INTERSECTION OF SAID LINE WITH THE NORTHERLY LINE OF 23RD STREET VIADUCT, SAID NORTHERLY LINE BEING 60 FEET (MEASURED PERPENDICULARLY) NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF THE EXISTING STRUCTURE; THENCE NORTH 16 DEGREES 37 MINUTES 32 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1500.00 FEET TO THE POINT OF BEGINNING FOR THAT PART HEREINAFTER DESCRIBED; THENCE NORTH 73 DEGREES 22 MINUTES 22 SECONDS EAST, PARALLEL WITH SAID NORTHERLY LINE OF THE 23RD STREET VIADUCT, A DISTANCE OF 151.02; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE EASTERLY, WITH A RADIUS OF 5738.60 FEET, THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 17 DEGREES 59 MINUTES 18 SECONDS WEST, A DISTANCE OF 240.13 FEET; THENCE NORTH 19 DEGREES 11 MINUTES 14 SECONDS WEST ALONG A STRAIGHT LINE, TANGENT TO LAST DESCRIBED ARC OF A CIRCLE, A DISTANCE OF 595.75 FEET TO A POINT OF CURVED THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE EASTERLY, TANGENT TO THE LAST DESCRIBED STRAIGHT LINE, WITH A RADIUS OF 1928.20 FEET, THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 20 DEGREES 44 MINUTES 30 SECONDS WEST, A DISTANCE OF 104.63 FEET TO THE EASTWARD EXTENSION OF THE NORTH LINE OF EAST 18TH STREET; THENCE SOUTH 89 DEGREES 59 MINUTES 21 SECONDS WEST ALONG SAID EASTWARD EXTENSION, A DISTANCE OF 117.47 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF RAILROAD; THENCE SOUTH 16 DEGREES 42 MINUTES 49 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 908.58 FEET TO THE NORTH LINE OF E. 20TH STREET; THENCE SOUTH 16 DEGREES 37 MINUTES 38 SECONDS EAST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 61.46 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

ALSO,

PARCEL C-1

THE SOUTH 55 FEET OF THAT PART OF LOT 1 LYING EAST OF CALUMET AVENUE, IN BLOCK 5 IN WILLIAM JONES ADDITION TO CHICAGO; THE NORTH 9 FEET OF THE SOUTH 64 FEET OF LOT 1 LYING EAST OF CALUMET AVENUE IN BLOCK 5 IN WILLIAM JONES ADDITION TO CHICAGO; THE NORTH 55 FEET OF LOT 1 LYING EAST OF CALUMET AVENUE IN BLOCK 5 IN WILLIAM JONES ADDITION TO CHICAGO; ALL THOSE PARTS OF LOTS 51, 52 AND 53 IN BLOCK 10 IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD AND EAST OF CALUMET AVENUE AS NOW LAID OUT AND MARKED ON THE PLAT OF MEEKER'S ADDITION TO CHICAGO, ILLINOIS, AS LOT "AA", IN COOK COUNTY, ILLINOIS, AND DESCRIBED AS FOLLOWS, TO WIT: AN UNDIVIDED HALF OF ALL THAT PORTION OF THE ABOVE DESCRIBED PREMISES, LYING EAST OF THE NORTH 68 FEET OF LOT 6 IN CLARKE'S SUBDIVISION OF LOTS 51, AND 52 AND OTHER PROPERTY IN SAID BLOCK 10 INCLUDED BETWEEN 2 LINES RUNNING EAST AND WEST AND FORMED BY THE PROLONGING EASTWARDLY THE NORTH AND SOUTH LINES OF ORIGINAL LOTS 51 AND 52 IN; ALSO, ALL THAT PORTION OF THE REMAINDER OF THE PREMISES IN QUESTION FALLING WITHIN LOT 6 AND TO THE SOUTH 62 FEET OF SAID LOT 52; AND UNDIVIDED HALF OF THOSE PARTS OF LOTS 51, 52, AND 53 IN BLOCK 10 IS ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD AND EAST OF THE EAST LINE OF CALUMET AVENUE, AS NOW LAID OUT AND MARKED ON THE PLAT OF MEEKER'S ADDITION TO CHICAGO, AS LOT "AA", DESCRIBED AS ALL THAT PORTION LYING EAST OF THE NORTH 68 FEET OF LOT 6, IN CLARKE'S SUBDIVISION OF LOTS 51 AND THE NORTH 55 FEET OF LOTS 52 AND 55 OF SAID BLOCK 10 INCLUDED BETWEEN 2 LINES RUNNING EAST AND WEST AND FORMED BY PROLONGING EASTWARDLY THE NORTH AND SOUTH

LINE OF SAID ORIGINAL LOTS 51 AND 55: IN COOK COUNTY, ILLINOIS:

UNOFFICIAL COPY

ALSO,

PARCEL THREE

LOT 14 IN CULVER AND OTHERS SUBDIVISION OF LOTS 2 AND 3 IN BLOCK 5 IN JONES ADDITION TO CHICAGO WITH LOTS 2 IN BLOCK 11 AND 3 AND 4 IN BLOCK 12 IN ASSESSOR'S DIVISION IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

THAT PART OF THE AFORESAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EASTWARD EXTENSION OF THE NORTH LINE OF EAST 18TH STREET WITH THE WESTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY, AFORESAID; THENCE SOUTH $16^{\circ}42'49''$ EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 215.27 FEET TO THE NORTH LINE OF MEEKER'S ADDITION TO CHICAGO, AFORESAID; THENCE SOUTH $89^{\circ}58'39''$ WEST, ALONG SAID NORTH LINE, 2.09 FEET TO THE EASTERLY LINE OF SOUTH CALUMET AVENUE; THENCE SOUTH $16^{\circ}42'49''$ EAST, ALONG THE EASTERLY LINE OF SOUTH CALUMET AVENUE, 7.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $16^{\circ}42'49''$ EAST, ALONG THE EASTERLY LINE OF SOUTH CALUMET AVENUE, 218.34 FEET THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SOUTH CALUMET AVENUE, 57.16 FEET BEING THE ARC OF A CIRCLE, CONVEX TO THE EAST, HAVING A RADIUS OF 195.00 FEET AND WHOSE CHORD BEARS SOUTH $08^{\circ}18'59''$ EAST A DISTANCE OF 56.95 FEET; THENCE SOUTH $00^{\circ}04'52''$ WEST, ALONG THE EASTERLY LINE OF SOUTH CALUMET AVENUE, 37.56 FEET; THENCE SOUTH $89^{\circ}55'08''$ EAST, 17.06 FEET; THENCE NORTH $73^{\circ}16'26''$ EAST, 142.00 FEET TO THE EASTERLY LINE OF SAID TRACT; THENCE NORTH $19^{\circ}11'14''$ WEST, ALONG THE EASTERLY LINE OF SAID TRACT, 315.86 FEET; THENCE SOUTH $73^{\circ}16'26''$ WEST, 125.53 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, AND DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0623318047, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

NOTE: THE UNDERLYING LAND IS ALSO KNOWN AS PROPOSED LOT 3 IN CORKY II'S SUBDIVISION, BEING A RESUBDIVISION OF VARIOUS LOTS AND PARTS IN VARIOUS SUBDIVISIONS OF FRACTIONAL SECTION 22, TOGETHER WITH PART OF THE FORMER LANDS OF THE ILLINOIS CENTRAL RAILROAD COMPANY, IN SAID FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-14, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 17-22-310-015-1014 Vol. 0512 and 17-22-310-015-1449 Vol. 512

Property Address: 1841 South Calumet Ave, Chicago, Illinois 60616