

# UNOFFICIAL COPY

## Warranty Deed



Doc#: 1215234027 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/31/2012 09:04 AM Pg: 1 of 4

THE GRANTOR, TINA M. SCHIRMANG, TRUSTEE OF THE TINA M. SCHIRMANG 2007 TRUST UDT DATED MARCH 28, 2007, a single woman, 230 W. Division, Unit 806, Chicago, Illinois 60610 for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS**

to William and Kathleen Schirmang, husband and wife  
AS Joint Tenancy with right of survivorship, whose address is Dr. 1246 SWainwood Glenview, IL 60025

the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:

(See legal description on reverse side)

Permanent Real Estate Index Number: 17-04-220-098-1030 and 17-04-220-098-1096

Address of Real Estate: St. 230 W. Division, Unit #806  
Chicago, Illinois 60610

In Witness Whereof, said Grantor has caused its name to be signed to these presents on this 14 day of May, 2012.

TINA M. SCHIRMANG, TRUSTEE OF THE TINA M. SCHIRMANG 2007 TRUST UDT DATED MARCH 28, 2007

STATE OF ILLINOIS )  
COUNTY OF COOK )

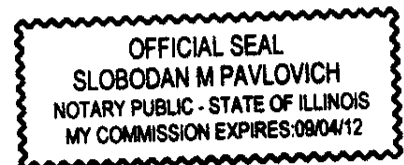
S X  
P 4  
S N  
SC Y  
INT R

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TINA M. SCHIRMANG, AS TRUSTEE, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

[Signature]  
Notary Public

Given under my hand and official seal, this 14 day of May, 2012.  
PavlovichLaw/Closing Documents/Schirmang Deed

(Notary Seal)



AmD a12-0742

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AFTER RECORDING, RETURN TO:

William & Kathleen Schirmang  
1246 Swinwood Dr.  
Glennview, IL 60025  
 \*Schirmang

Send subsequent tax bills to:

William & Kathleen Schirmang  
1246 Swinwood Dr.  
Glennview, IL 60025  
 \*Schirmang

This Deed was prepared by: PAVLOVICH LAW, L.L.C., 2900 W. Irving Park, Suite 2, Chicago, Illinois 60618  
 (773.961.7877)

**LEGAL DESCRIPTION:**

[SEE ATTACHED LEGAL DESCRIPTION]

PIN: 17-04-220-098-1030 and  
 17-04-220-098-1096

Commonly known as: 230 W. Division, Unit #806 , Chicago, IL 60610

**REAL ESTATE TRANSFER** 05/29/2012

|                 |            |
|-----------------|------------|
| <b>CHICAGO:</b> | \$2,025.00 |
| <b>CTA:</b>     | \$810.00   |
| <b>TOTAL:</b>   | \$2,835.00 |

17-04-220-098-1030 | 20120501602640 | B2MXNV

**REAL ESTATE TRANSFER** 05/29/2012

|                  |          |
|------------------|----------|
| <b>COOK</b>      | \$135.00 |
| <b>ILLINOIS:</b> | \$270.00 |
| <b>TOTAL:</b>    | \$405.00 |

17-04-220-098-1030 | 20120501602640 | HHV C1B

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## PARCEL 1:

UNITS 806 AND GU7 IN THE VENETIAN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 84.2 FEET OF LOT 199 IN BRONSON'S ADDITION TO CHICAGO, BEING THE SOUTH 82.4 FEET OF LOTS 5 AND 9 IN ASSESSOR'S DIVISION OF LOTS 196, 199 AND 200 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHICAGO ILLINOIS; AND THE WEST 66 FEET OF LOTS 194 AND 195 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND THE EAST 1/2 OF THE SOUTH 132 FEET OF LOT 196 IN BRONSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND THE WEST 1/2 OF THE SOUTH 200 FEET OF LOT 196 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE VENETIAN, LLC AND RECORDED APRIL 26, 2004 AS DOCUMENT NUMBER 0411731091, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

A PERPETUAL ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY ACCESS EASEMENT GRANT DATED MAY 15, 2001 AND RECORDED MAY 17, 2001 AS DOCUMENT NUMBER 001047691 AND RE-RECORDED MARCH 10, 2003 AS DOCUMENT 003032404 BY AND BETWEEN WELLS STREET, LLC (NEAPOLITAN) AND 230 W. DIVISION, LLC (VENETIAN) FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND BEING APPROXIMATELY 16 FEET WIDE BEGINNING AT DIVISION STREET TO THE SOUTH AND FOLLOWING THE PRIVATE DRIVEWAY FROM SOUTH TO NORTH CONTINUING APPROXIMATELY 185 FEET EAST AND WEST TO AN ACCESS POINT, SAID EASEMENT IS LOCATED ON THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOT 193 AND THAT PART OF THE EAST 1/2 OF THE SOUTH 200 FEET OF LOT 196 LYING NORTH OF THE SOUTH 132.00 FEET THEREOF AND THE NORTH 43 FEET OF THE WEST 1/2 OF LOTS 194 AND 195 (TAKEN AS A TRACT) IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMENCING AT THE SOUTHWEST CORNER OF THE EAST 43 FEET OF THE WEST 1/2 OF SAID LOT 195; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 2.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 18.50 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOTS 194 AND 195, A DISTANCE OF 8.0 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF LOT 195, A DISTANCE OF 1.70 FEET THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOTS 194 AND 195, A DISTANCE OF 48.0 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 16.2 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOTS 194 AND 195, A DISTANCE OF 24.75 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 21.12 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOTS 194 AND 195, A DISTANCE OF 71.35 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 16.0 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOTS 194 AND 195, A DISTANCE OF 91.87 FEET; THENCE WEST PARALLEL WITH HE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 163.22 FEET TO A POINT IN THE MOST WEST LINE OF SAID TRACT; THENCE SOUTH THE MOST WEST LINE OF SAID TRACT, A DISTANCE OF 20.52 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 126.20 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOTS 194 AND 195, A DISTANCE OF 154.47 FEET TO THE POINT OF BEGINNING, SAID DESCRIBED PROPERTY LYING ABOVE A HORIZONTAL PLANE OF +14.25 CITY OF CHICAGO DATUM AND LYING BELOW A HORIZONTAL PLANE OF +33.82 CITY OF CHICAGO DATUM, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

A PERPETUAL ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ACCESS EASEMENT GRANT DATED MAY 15, 2001 AS DOCUMENT 0010417692 BY AND BETWEEN WELLS STREET LLC (NEAPOLITAN) AND 230 WEST DIVISION, LLC (VENETIAN) FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND LEGALLY DESCRIBED AS FOLLOWS: THE SOUTH 1.20 FEET OF THE EAST 1/2 OF LOT 196, LYING NORTH OF THE SOUTH 132.00 FEET THEREOF IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN#: 17-04-220-098-1030

PIN#: 17-04-220-098-1096

Property of Cook County Clerk's Office