

# UNOFFICIAL COPY



Doc#: 1322035139 Fee: \$42.00  
RHSP Fee: \$9.00 RPAF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/08/2013 11:56 AM Pg: 1 of 3

**PREPARED BY:**  
Codilis & Associates, P.C.  
Tammy A. Geiss, Esq.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

**MAIL TAX BILL TO:**  
Antonia Asimis  
805 W. Randolph, #204  
Chicago, IL 60607

**MAIL RECORDED DEED TO:**  
805 W. Randolph, #204  
Chicago, IL 60607  
Attn: Antonia Asimis

110297321315

## SPECIAL WARRANTY DEED

2/2

THE GRANTOR, Federal Home Loan Mortgage Corporation, of 5000 Plano Parkway Carrollton, TX 75010-, a corporation organized and existing under the laws of The United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Antonia Asimis, of 805 W. Randolph St # 204 Chicago, IL 60607-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

**PERMANENT INDEX NUMBER:** 17-08-447-031-1004  
**PROPERTY ADDRESS:** 41 N. Morgan Street Unit #2, Chicago, IL 60607

and P-5

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

S Y  
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SC Y  
INT 10



# UNOFFICIAL COPY

ATTORNEYS' TITLE GUARANTY FUND, INC.

## LEGAL DESCRIPTION

**Permanent Index Number:**

Property ID: 17-08-447-031-1004

**Property Address:**

41 N. Morgan Street Unit #2 and P-5  
Chicago, IL 60607

**Legal Description:**

**PARCEL 1:**

UNIT NUMBER 41-2 IN THE 39-41 NORTH MORGAN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTH 23.60 FEET OF THE NORTH 47.20 FEET OF THE WEST 1/2 OF LOTS 3, 4, AND 5 IN BLOCK 51 OF CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AUGUST 31, 1836 IN COOK COUNTY, ILLINOIS AND ALSO

THE NORTH 23.60 FEET OF LOTS 3, 4, AND 5 IN BLOCK 51 OF CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AUGUST 31, 1836 IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM COMMERCIAL PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLACE AT ELEVATION +14.48 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLACE AT ELEVATION +27.48 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 1.83 FEET EAST OF THE NORTHWEST CORNER OF A TRACT, THENCE EAST A DISTANCE OF 14.36 FEET; THENCE SOUTH A DISTANCE OF 5.20 FEET; THENCE EAST A DISTANCE OF 4.57 FEET; THENCE NORTH A DISTANCE OF 1.04 FEET; THENCE EAST A DISTANCE OF 10.71 FEET; THENCE SOUTH A DISTANCE OF 4.18 FEET; THENCE EAST A DISTANCE OF 10.68 FEET; THENCE NORTH A DISTANCE OF 8.34 FEET; THENCE EAST A DISTANCE OF 9.08 FEET; THENCE SOUTH A DISTANCE OF 19.11 FEET; THENCE WEST A DISTANCE OF 3.22 FEET; THENCE SOUTH A DISTANCE OF 9 FEET; THENCE EAST A DISTANCE OF 3.26 FEET; THENCE SOUTH A DISTANCE OF 19.06 FEET; THENCE WEST A DISTANCE OF 9.09 FEET; THENCE NORTH A DISTANCE OF 8.29 FEET; THENCE WEST A DISTANCE OF 10.66 FEET; THENCE SOUTH A DISTANCE OF 4.13 FEET; THENCE WEST A DISTANCE OF 23.32 FEET; THENCE NORTH A DISTANCE OF 1.36 FEET; THENCE WEST A DISTANCE OF 7 FEET; THENCE NORTH A DISTANCE OF 13.95 FEET; THENCE EAST A DISTANCE OF 0.67 FEET; THENCE NORTH A DISTANCE OF 8.71 FEET; THENCE WEST A DISTANCE OF 0.68 FEET; THENCE NORTH A DISTANCE OF 14.45 FEET; THENCE EAST A DISTANCE OF 0.68 FEET; THENCE NORTH A DISTANCE OF 4.72 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0730515124; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5 AS A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0730515124.

**PARCEL 3:**

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0730515123.