

# UNOFFICIAL COPY

**Deed prepared by:**

Joerg Seifert  
Joerg Seifert Law Offices P.C.  
100 South York Road, Suite 200  
Elmhurst, Illinois 60126

**Send tax bill to:**

Alexandra Bachhuber  
2771 W. Francis Pl, Unit 103N  
Chicago, Illinois 60647

**After recording return to:**

Adrienne Shreffler  
Attorney at Law  
4653 N., Milwaukee Ave.  
Chicago Illinois 60630

**FIRST AMERICAN  
File # 2443317**



Doc#: 1323804007 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/26/2013 08:18 AM Pg: 1 of 3

*For recorder's Use*

## WARRANTY DEED

**GRANTOR**, Timothy Kelly and Katherine Adams n/k/a Katherine Kelly, husband and wife, of 2771 W. Francis Place, Unit 103N, in the of City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to the **GRANTEE**, Alexandra V. Bachhuber, a single person, of 3930 N. Pine Grove Road, Apt 2113, City of Chicago, County of Cook, State of Illinois, the following described real estate:

**SEE LEGAL DESCRIPTION ATTACHED.**

**PERMANENT INDEX NUMBER:** 13-36-228-046-1003 (Unit 103N) ✓  
13-36-228-046-1024 (Unit P-7) ✓  
13-36-228-046-1052 (Unit P-35) ✓

**COMMONLY KNOWN AS:** 2771 W. Francis Place, Unit 103N, Chicago, Illinois 60647

**SUBJECT TO:** (1) Real estate taxes for the year 2013 and subsequent years. (2) Covenants, conditions and restrictions apparent or of record. (3) All applicable zoning laws and ordinances;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises in fee simple absolute forever.

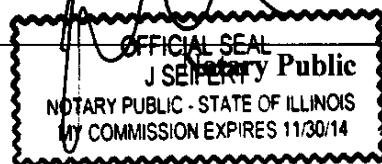
DATED this 5 day of Aug, 2013

STATE OF ILLINOIS )  
) SS  
COUNTY OF DUPAGE )

Timothy Kelly

On this 5 day of August, 2013, appeared before me, Timothy Kelly and Katherine Adams n/k/a Katherine Kelly, personally known to me, and acknowledged that they signed the foregoing instrument as their free and voluntary act.

Katherine Adams n/k/a Katherine Kelly



S Y  
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INT VI

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER  
 CHICAGO: \$2,490.00  
 CTA: \$996.00  
 TOTAL: \$3,486.00  
 08/07/2013



REAL ESTATE TRANSFER  
 ILLINOIS: \$166.00  
 COK: \$4,988.00  
 TOTAL: \$5,154.00  
 08/07/2013



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Legal Description: 2771 W. Francis Place, Unit 103N, Chicago, Illinois 60647

UNITS 103N, P-7 AND P-35 IN THE ARMITAGE FRANCIS CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 12 FEET OF LOT 23, ALL OF LOTS 24 TO 31 AND THE EAST 12 FEET OF LOT 32 IN W.O. COLE'S SUBDIVISION OF LOTS 7 TO 12, 19 TO 26 INCLUSIVE. IN BLOCK 5 IN STAVE'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF NORTH WESTERN PLANK ROAD, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM

THAT PART OF THE EAST 12 FEET OF LOT 23, ALL OF LOTS 24 TO 31 AND THE EAST 12 FEET OF LOT 32, ALL TAKEN AS A SINGLE TRACT, IN W.O. COLE'S SUBDIVISION OF LOTS 7 TO 12, 19 TO 26, INCLUSIVE, IN BLOCK 5 IN STAVE'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF NORTH WESTERN PLANK ROAD, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT, BEING ALSO THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST ARMITAGE AVENUE WITH THE EAST LINE OF A PUBLIC ALLEY; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 59.31 FEET; THENCE EAST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 37 MINUTES 59 SECONDS MEASURED CLOCKWISE, SOUTH TO EAST FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 85.62 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 18.19 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 27.04 FEET TO A POINT ON THE EAST LINE OF SAID TRACT; THENCE SOUTH ALONG THE SAID EAST LINE OF TRACT, A DISTANCE OF 77.49 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 112.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED DECEMBER 26, 2007, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, IL, AS DOCUMENT NUMBER 0735015121, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS