



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**

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1405729054

Doc#: 1405729054 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/26/2014 12:46 PM Pg: 1 of 5

PRAIRIE TITLE SERVICES
6821 W. NORTH AVE.
OAK PARK, IL 60302

312-5448820

1/3

THE GRANTOR(S), Stephanie K. Hor-Chen and James Chen, husband and wife, 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 Rita Nanda, a single female, Chicago, Illinois 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO.

SUBJECT TO: General real estate taxes for 2013 and thereafter.

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): 17-22-310-015-1191, 17-22-310-015-1199, 17-22-310-015-1202
Address(es) of Real Estate: 1841 S. Calumet Avenue, Unit 4 and GU 5, Chicago, Illinois 60616

TH4 + 543

Dated this 31st day of January, 2014

Stephanie K. Hor-Chen

Stephanie K. Hor-Chen

James Chen

James Chen (for sole purpose of waiving Homestead Rights, if any)

Cook County Clerk's Office

STATE OF ILLINOIS, COUNTY OF COOK

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Stephanie K. Hor-Chen and James Chen, husband and wife, 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.

Given under my hand and official seal, this 31st day of January, 2014

(Notary Public)






Property of Cook County Clerks Office

Prepared By: Joseph Spillane
114 Gale Ave.
River Forest, Illinois 60305

Mail To:
Kimberly S. Freeland, Esq.
1530 W. Fullerton Avenue
Chicago, Illinois 60614

Name & Address of Taxpayer:
Rita Nanda
1841 S. Calumet, Unit TH4
Chicago, Illinois 60616

REAL ESTATE TRANSFER		02/26/2014
	CHICAGO:	\$3,637.50
	CTA:	\$1,455.00
	TOTAL:	\$5,092.50
17-22-310-015-1191 20140101604828 570T20		

REAL ESTATE TRANSFER		02/26/2014
	COOK	\$222.50
	ILLINOIS:	\$485.00
	TOTAL:	\$727.50
17-22-310-015-1191 20140101604828 8NS4SE		

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PARCEL 1:

UNITS TOWNHOME 4 AND GU-5 & GU-8, 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 38 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1500.00 FEET TO THE POINT OF BEGINNING FOR THAT PART OF 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 CURVE: 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 64.46 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 THE 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 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 NOT 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

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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 56 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;

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 IN BLOCK 11 AND 3 AND 4 IN BLOCK 12 IN ASSESSOR'S DIVISION IN THE SOUTHWEST FRACTIONAL QUARTER 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 OF THE ILLINOIS CENTRAL RAILROAD COMPANY, AFORESAID; THENCE SOUTH 16 DEGREES 42 MINUTES 49 SECONDS, ALONG SAID WESTERLY RIGHT OF WAY LINE, 215.27 FEET TO THE NORTH LINE OF MEEKER'S ADDITION CHICAGO, AFORESAID; THENCE SOUTH 89 DEGREES 58 MINUTES 39 SECONDS WEST, ALONG SAID NORTH LINE, 2.09 FEET TO THE EASTERLY LINE OF SOUTH CALUMET AVENUE; THENCE SOUTH 16 DEGREES 42 MINUTES 49 SECONDS EAST, ALONG THE EASTERLY LINE OF SOUTH CALUMET AVENUE, 7.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 16 DEGREES 42 MINUTES 49 SECONDS 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 8 DEGREES 18 MINUTES 59 SECONDS EAST A DISTANCE OF 56.95 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 52 SECONDS WEST, ALONG THE EASTERLY LINE OF SOUTH CALUMET AVENUE, 37.56 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 08 SECONDS EAST, 17.06 FEET; THENCE NORTH 73 DEGREES 16 MINUTES 26 SECONDS EAST, 142.00 FEET TO THE EASTERLY LINE OF SAID TRACT; THENCE NORTH 19 DEGREES 11 MINUTES 14 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID TRACT, 315.16 FEET; THENCE SOUTH 73 DEGREES 16 MINUTES 26 SECONDS WEST, 125.53 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0623316047, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-191, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0623316047.

PERMANENT INDEX NUMBER: 17-22-310-015-1191 & 17-22-310-015-1199, 17-22-310-015-1202

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+ 605 + 608

COMMONLY KNOWN AS: 1841 S. CALUMET Avenue, TH4, CHICAGO, ILLINOIS 60616

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