



Doc#: 1420401128 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/23/2014 11:33 AM Pg: 1 of 4

**WARRANTY DEED  
ILLINOIS STATUTORY**

01146-24495 1 of 5 ms

THE GRANTOR, Patricia Alvarado, a single person, 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, CONVEYS and Warrants to Andrew Lupersolsky and Ekaterina Presnetsova, of the City of Mountain View, County of Santa Clara, State of California, not as tenants in common, but as joint tenants with right of survivorship, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

**SUBJECT TO:** terms, covenants, conditions and restrictions of record, non-delinquent real estate taxes, applicable zoning, planned development and building laws and ordinances and other ordinances of record, existing leases, building setback lines, easements recorded at any time prior to closing, purchaser's mortgage, if any, and limitations and conditions imposed by the Condominium Property Act of the State of Illinois.

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): 17-21-414-011-1156; 17-21-414-011-1193

Address(es) of Real Estate: 1935 S. Archer Ave., Unit 424 and G-62  
Chicago, Illinois 60616

Dated this 28 day of June, 2014.

Patricia Alvarado  
Patricia Alvarado

STEWART TITLE  
800 E. DYCKL ROAD  
SUITE 100  
MAPERVILLE, IL 60563

STATE OF ILLINOIS, COUNTY OF COOK.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Patricia Alvarado, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 28 day of June, 2014

Sara Perez (Notary Public)



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## EXHIBIT A – LEGAL DESCRIPTION

UNIT NO. 424 and G-62 IN POINTE 1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

**PARCEL 1:**

THAT PART OF LOTS 2 AND 3, AND ALL OF LOTS 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 AND 3, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7;  
 THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 6 AND 7 AND THE NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 205.69 FEET;  
 THENCE SOUTH 31° 51' 03" EAST, A DISTANCE OF 68.65 FEET;  
 THENCE SOUTH 57° 48' 37" WEST, A DISTANCE OF 57.50 FEET;  
 THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 16.35 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 68.15 FEET;  
 THENCE NORTH 89° 59' 23" WEST, A DISTANCE OF 13.40 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 24.42 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, ALONG THE SOUTH LINE OF SAID VACATED 30 FOOT ALLEY AND THE SOUTH LINE OF SAID LOTS 6 AND 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 157.38 FEET;  
 THENCE NORTH 00° 05' 13" WEST, ALONG THE WEST LINE OF SAID LOT 7, SAID LINE ALSO BEING THE EAST LINE OF SOUTH DEARBORN STREET, A DISTANCE OF 88.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM PARCELS (RETAIL PROPERTIES) DESCRIBED AS FOLLOWS:

**PARCEL A:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 28.79 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 6 AND 7 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7;  
 THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 7, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 58.97 FEET;

THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 5.77 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 0.61 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 7.59 FEET;  
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 7.49 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 9.45 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 8.05 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 16.80 FEET;  
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 21.30 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 15.63 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 13.09 FEET;

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THENCE SOUTH 76° 51' 21" EAST, A DISTANCE OF 13.50 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 5.50 FEET;  
 THENCE SOUTH 58° 08' 03" WEST, A DISTANCE OF 21.88 FEET;  
 THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 38.68 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 20.65 FEET;  
 THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 9.40 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, ALONG THE SOUTH LINE OF SAID LOTS 6 AND 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 49.54 FEET;

THENCE NORTH 00° 05' 13" WEST, ALONG THE WEST LINE OF SAID LOT 7, SAID LINE ALSO BEING THE EAST LINE OF SOUTH DEARBORN STREET, A DISTANCE OF 86.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL B:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 28.79 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 2, 3, 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 AND 3, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7;  
 THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 6 AND 7 AND THE NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 70.24 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 58° 08' 39" EAST, ALONG SAID LINE, A DISTANCE OF 135.45 FEET;  
 THENCE SOUTH 31° 54' 03" EAST, A DISTANCE OF 38.05 FEET;  
 THENCE SOUTH 57° 48' 37" WEST, A DISTANCE OF 57.60 FEET;  
 THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 0.96 FEET;  
 THENCE SOUTH 58° 06' 03" WEST, A DISTANCE OF 80.05 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 30.61 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 1.50 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 9.76 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 2.50 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 1.09 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 6.15 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 19.82 FEET;  
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 8.11 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 8.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL C:

THAT PART OF LOTS 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7;  
 THENCE NORTH 90° 00' 00" EAST, ALONG THE SOUTH LINE OF SAID LOT 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 70.19 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 48.08 FEET;

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THENCE NORTH 58° 06' 03" EAST, A DISTANCE OF 108.96 FEET;  
 THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 15.39 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 68.15 FEET;  
 THENCE NORTH 89° 59' 23" WEST, A DISTANCE OF 13.40 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 24.42 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, ALONG SAID SOUTH LINE OF LOTS 6 AND 7, AND SAID SOUTH LINE OF VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 87.19 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 3.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +12.80 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 3, 4 AND 5 IN BLOCK 32 IN CANAL TRUSTEE'S NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:



COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 70.35 FEET;  
 THENCE NORTH 00° 00' 58" WEST, A DISTANCE OF 10.33 FEET TO THE POINT OF BEGINNING;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 64.97 FEET;  
 THENCE NORTH 00° 00' 16" WEST, A DISTANCE OF 90.85 FEET;  
 THENCE NORTH 58° 38' 08" EAST, A DISTANCE OF 47.84 FEET;  
 THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 24.00 FEET;  
 THENCE SOUTH 00° 00' 58" EAST, A DISTANCE OF 115.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421739021; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.


*Prepared By:* Peter L Berk, Attorney at Law, 900 N. Franklin Street, Ste 505, Chicago, IL

**Mail To:**

Andrew Lupersolsky  
4318 Collins Court  
Mountain View, California 94040  
*Name & Address of Taxpayer:*  
ANDREW LUPERSOLSKY  
SAME  
4318 Collins Ct., Apt. 1  
Mountain View, CA 94040

<b>REAL ESTATE TRANSFER TAX</b>		08-Jul-2014
	COUNTY:	85.00
	ILLINOIS:	170.00
	TOTAL:	255.00

17-21-414-011-1156 | 20140601604315 | 0-299-221-120

<b>REAL ESTATE TRANSFER TAX</b>		08-Jul-2014
	CHICAGO:	1,275.00
	CTA:	510.00
	TOTAL:	1,785.00

17-21-414-011-1156 | 20140601604315 | 1-056-161-920