

UNOFFICIAL COPY

701743 1/2
AFTER RECORDING
MAIL TO:
Alexandra Goddard
1300 South Grove Ave
Suite 104B
Barrington, IL 60010



Doc#: 1425822062 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/15/2014 11:47 AM Pg: 1 of 7

SEND SUBSEQUENT
TAX BILLS TO:
Dwight Jenson &
Sandra Jenson
1935 South Archer Ave
Unit 425
Chicago, IL 60615

Above Space for Recorder's Use Only

Warranty Deed

Statutory (ILLINOIS)
General

THE Grantors Narisa Pakdee, n/k/a Narisa Pakdee Casimiro, married to John Casimiro; and Thomas Pakdee and Panida Pakdee, married to each other

of the City of Chicago, County of Cook, State of Illinois for and in consideration of (\$10.00) TEN and 00/100 DOLLARS, in hand paid, CONVEY and WARRANT to

D. M.
Dwight Jenson & Sandra Jenson *
25981 North Oak Hill Road, Barrington, IL 60010

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

UNIT NO. 425 AND G-69 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° 54' 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"

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EAST, A DISTANCE OF 16.35 FEET; THENCE SOUTH $00^{\circ} 00' 37''$ WEST, A DISTANCE OF 68.15 FEET; THENCE NORTH $89^{\circ} 59' 23''$ WEST, A DISTANCE OF 13.40 FEET; THENCE SOUTH $00^{\circ} 00' 37''$ WEST, A DISTANCE OF 24.42 FEET; THENCE SOUTH $90^{\circ} 00' 00''$ 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 $00^{\circ} 05' 13''$ 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; 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 $58^{\circ} 08' 39''$ 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 $31^{\circ} 51' 21''$ EAST, A DISTANCE OF 5.77 FEET; THENCE NORTH $58^{\circ} 08' 39''$ EAST, A DISTANCE OF 2.61 FEET; THENCE SOUTH $31^{\circ} 51' 21''$ EAST, A DISTANCE OF 7.59 FEET; THENCE SOUTH $58^{\circ} 08' 39''$ WEST, A DISTANCE OF 7.49 FEET; THENCE SOUTH $31^{\circ} 51' 21''$ EAST, A DISTANCE OF 9.45 FEET; THENCE NORTH $58^{\circ} 08' 39''$ EAST, A DISTANCE OF 8.05 FEET; THENCE SOUTH $31^{\circ} 51' 21''$ EAST, A DISTANCE OF 16.80 FEET; THENCE SOUTH $58^{\circ} 08' 39''$ WEST, A DISTANCE OF 21.30 FEET; THENCE SOUTH $31^{\circ} 51' 21''$ EAST, A DISTANCE OF 15.63 FEET; THENCE NORTH $58^{\circ} 08' 39''$ EAST, A DISTANCE OF 13.02 FEET; THENCE SOUTH $76^{\circ} 51' 21''$ EAST, A DISTANCE OF 13.50 FEET; THENCE SOUTH $31^{\circ} 51' 21''$ EAST, A DISTANCE OF 5.50 FEET; THENCE SOUTH $58^{\circ} 06' 03''$ WEST, A DISTANCE OF 21.88 FEET THENCE SOUTH $00^{\circ} 00' 00''$ WEST, A DISTANCE OF 38.68 FEET THENCE SOUTH $90^{\circ} 00' 00''$ WEST, A DISTANCE OF 20.65 FEET THENCE SOUTH $00^{\circ} 00' 00''$ WEST, A DISTANCE OF 9.40 FEET; THENCE SOUTH $90^{\circ} 00' 00''$ 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 $00^{\circ} 05' 13''$ 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;

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THENCE NORTH $58^{\circ} 08' 39''$ 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 $58^{\circ} 08' 39''$ EAST, ALONG SAID LINE, A DISTANCE OF 135.45 FEET; THENCE SOUTH $31^{\circ} 54' 03''$ EAST, A DISTANCE OF 68.65 FEET; THENCE SOUTH $57^{\circ} 48' 37''$ WEST, A DISTANCE OF 57.50 FEET; THENCE SOUTH $31^{\circ} 44' 44''$ EAST, A DISTANCE OF 0.96 FEET; THENCE SOUTH $58^{\circ} 06' 03''$ WEST, A DISTANCE OF 80.05 FEET; THENCE NORTH $31^{\circ} 51' 21''$ WEST, A DISTANCE OF 30.61 FEET; THENCE NORTH $58^{\circ} 08' 39''$ EAST, A DISTANCE OF 1.50 FEET; THENCE NORTH $31^{\circ} 51' 21''$ WEST, A DISTANCE OF 9.76 FEET; THENCE NORTH $58^{\circ} 08' 39''$ EAST, A DISTANCE OF 2.50 FEET; THENCE NORTH $31^{\circ} 51' 21''$ WEST, A DISTANCE OF 1.09 FEET; THENCE NORTH $58^{\circ} 08' 39''$ EAST, A DISTANCE OF 6.15 FEET; THENCE NORTH $31^{\circ} 51' 21''$ WEST, A DISTANCE OF 19.82 FEET; THENCE SOUTH $58^{\circ} 08' 39''$ WEST, A DISTANCE OF 8.11 FEET; THENCE NORTH $31^{\circ} 51' 21''$ 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 $90^{\circ} 00' 00''$ 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 $00^{\circ} 00' 00''$ EAST, A DISTANCE OF 48.08 FEET; THENCE NORTH $58^{\circ} 06' 03''$ EAST, A DISTANCE OF 108.96 FEET; THENCE SOUTH $31^{\circ} 44' 44''$ EAST, A DISTANCE OF 15.39 FEET; THENCE SOUTH $00^{\circ} 00' 37''$ WEST, A DISTANCE OF 63.75 FEET; THENCE NORTH $89^{\circ} 59' 23''$ WEST, A DISTANCE OF 13.40 FEET; THENCE SOUTH $00^{\circ} 00' 37''$ WEST, A DISTANCE OF 24.42 FEET; THENCE SOUTH $90^{\circ} 00' 00''$ 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 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, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH $90^{\circ} 00' 00''$ WEST, A DISTANCE OF 70.35 FEET; THENCE NORTH $00^{\circ} 00' 58''$ WEST, A DISTANCE OF 10.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $90^{\circ} 00' 00''$ WEST, A DISTANCE OF 64.97 FEET; THENCE NORTH $00^{\circ} 00' 16''$ WEST, A DISTANCE OF 90.85 FEET; THENCE NORTH $58^{\circ} 38' 08''$ EAST, A DISTANCE OF 47.84 FEET; THENCE NORTH $90^{\circ} 00' 00''$ EAST, A DISTANCE OF 24.00 FEET; THENCE SOUTH $00^{\circ} 00' 58''$ 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

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CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421739021; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** Covenants, conditions and restrictions of record|Public and utility easements|All special governmental taxes or assessments confirmed and unconfirmed|Condominium Declaration and Bylaws|General real estate taxes not due and payable at the time of Closing.

Permanent Index Number (PIN): 17214140111157 ✓; 17214140111200 ✓

Address(es) of Real Estate: 1935 South Archer Avenue, Unit 425 Chicago, IL 60616 ✓

Dated this 9th day of August, 2014

Narisa Pakdee (SEAL)
Narisa Pakdee, n/k/a Narisa Pakdee Casimiro

Thomas Pakdee (SEAL)
Thomas Pakdee

Panida Pakdee (SEAL)
Panida Pakdee

THIS IS NOT HOMESTEAD PROPERTY AS TO ANY SELLER



STATE OF ILLINOIS)
) SS
COUNTY Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Narisa Pakdee, n/k/a Narisa Pakdee Casimiro, personally known to me to be the same persons whose names 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 use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 9th day of August, 2014.

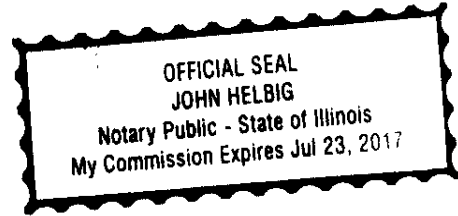
Commission expires 7-23-17 [Signature] NOTARY PUBLIC

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STATE OF ILLINOIS)

) SS

COUNTY Cook)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas Pakdee and Panida Pakdee, personally known to me to be the same persons whose names 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 9th day of August, 2014.

Commission expires 7-23-17 [Signature] NOTARY PUBLIC

This instrument was prepared by
 Michael H. Wasserman, 221 North LaSalle Street, Suite 2040 Chicago, Illinois 60601

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

12-Sep-2014



CHICAGO:	2,051.25
CTA:	820.50
TOTAL:	2,871.75

17-21-414-011-1157 | 20140801621576 | 1-232-692-352

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REAL ESTATE TRANSFER TAX 12-Sep-2014



COUNTY:	136.75
ILLINOIS:	273.50
TOTAL:	410.25

17-21-414-011-1157 | 20140801621576 | 0-225-010-816