

# UNOFFICIAL COPY

## WARRANTY DEED



RETURN TO: James Simon  
1735 W. Diversey Parkway #101  
Chicago, IL 60614

Doc#: 1427504166 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/02/2014 02:12 PM Pg: 1 of 4

SEND TAX BILLS TO:  
James C. Simon  
1735 West Diversey Parkway, Unit 101  
Chicago, Illinois 60614

THE GRANTOR(S), Samantha H. Horwitz, married to [REDACTED], of Cook County, South Dakota, for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to JAMES SIMON, A SINGLE MAN, AS TO 99% TENANTS IN COMMON INTEREST AND ARTHUR SIMON, A MARRIED MAN, AS TO 1% TENANTS IN COMMON INTEREST  
2614 North Wayne Avenue #2R  
Chicago, Illinois 60614

REAL ESTATE TRANSFER TAX		22-Sep-2014
	CHICAGO:	2,193.75
	CTA:	877.50
	TOTAL:	3,071.25
14-30-403-091-1001   20140901628487   0-621-630-592		

Strike Inapplicable:

- ~~a) As Tenants in Common~~
- ~~b) Not in Tenancy in Common, but in Joint Tenancy~~
- ~~c) Not as Joint Tenants, or Tenants in Common but as Tenants by the Entirety, as husband and wife.~~
- ~~d) As an Individual~~

The following described real estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE ATTACHED

PERMANENT INDEX NUMBER: 14-30-403-091-1001 (Unit 101)  
14-30-403-091-1146 (PS 1175)

FIDELITY NATIONAL TITLE 52021852  
182

PROPERTY ADDRESS: 1735 West Diversey Parkway, Unit 101, Chicago, Illinois 60614

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 10<sup>th</sup> day of September, 2014.

Samantha H. Horwitz (SEAL)  
Samantha H. Horwitz

REAL ESTATE TRANSFER TAX		22-Sep-2014
	COUNTY:	146.25
	ILLINOIS:	292.50
	TOTAL:	438.75
14-30-403-091-1001   20140901628487   0-654-562-432		

\*This is not Homestead Property to Ryan Sher\*

BOX 15

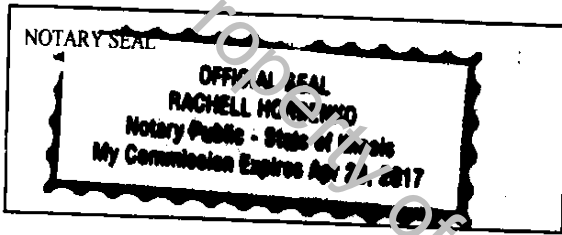
S ✓  
P ✓  
S ✓  
SC ✓  
INT ✓

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STATE OF Ill } ss.  
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Samantha H. Horwitz**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/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 notarial seal, this 10<sup>th</sup> day of September, 2014.



[Signature]  
NOTARY PUBLIC

My commission expires on 4/23/17, 20  

NAME and ADDRESS OF PREPARER:  
**Law Office of Jason M. Chmielewski, P.C.**  
10 South LaSalle Street, Suite 3500  
Chicago, Illinois 60603  
(312) 332-5020

~~EXEMPT UNDER PROVISIONS OF PARAGRAPH  
SECTION 4,  
REAL ESTATE TRANSFER ACT  
DATE: 10 September 2014  
Samantha H. Horwitz  
Signature of Buyer, Seller or Representative~~

PROPERTY OF COOK COUNTY CLERK'S OFFICE

**UNOFFICIAL COPY****FIDELITY NATIONAL TITLE INSURANCE COMPANY**

20 N. CLARK - SUITE 220, CHICAGO, ILLINOIS 60602

PHONE: (312) 621-5000

FAX: (312) 621-5033

ORDER NUMBER: 2011 052021852 UOC  
 STREET ADDRESS: 1735 W. DIVERSEY PARKWAY  
 UNIT 101

CITY: CHICAGO  
 TAX NUMBER: 14-30-403-091-1001

COUNTY: COOK

**LEGAL DESCRIPTION:****PARCEL A:**

UNIT 101 AND GU-39 IN THE REGAL CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

**PARCEL 1:**

LOT 1 AND THE NORTH 16 FEET OF LOT 2 IN LUETGERT'S SUBDIVISION OF BLOCK 1 IN FULLERTON'S FOURTH ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE STRIP OF LAND (FORMERLY THE EAST AND WEST ALLEY BUT NOW VACATED) 16 FEET WIDE LYING SOUTH AND ADJOINING THE WHOLE LENGTH OF THE SOUTH LINE OF THAT PART OF LOT 1 LYING EAST OF THE WEST 175 FEET OF SAID LOT 1, THE WEST LINE OF SAID STRIP BEING THE EAST LINE OF SAID LOT 2 IN LUEGERT'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

LOT 3 IN THE SUBDIVISION OF LOT 2 IN LUETGERT'S SUBDIVISION OF BLOCK 1 IN FULLERTON'S FOURTH ADDITION TO CHICAGO AFORESAID, IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

THE WEST 1/2 OF THAT PART OF NORTH HERMITAGE AVENUE VACATED, LYING SOUTH OF THE SOUTH LINE OF DIVERSEY PARKWAY AND NORTH OF THE SOUTH LINE (EXTENDED WEST ACROSS SAID VACATED AVENUE) OF THE NORTH 70 FEET OF LOT 2 IN THE NORTH WESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 5:**

THAT PART OF LOT 3 IN THE RESUBDIVISION AFORESAID BY THE NORTH WESTERN TERRA COMPANY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE WEST ON THE NORTH LINE OF SAID LOT 132.92 FEET, THENCE SOUTHEASTERLY ON A CURVED LINE RADIUS 163.05 FEET CURVED CONVEX TO THE NORTHEAST AND CONCENTRIC TO AND 8.75 FEET NORTHEASTERLY OF THE CENTER LINE OF INDUSTRIAL RAILROAD TRACK AS NOW LOCATED A DISTANCE OF 103.51 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 70 FEET OF LOT 2 AFORESAID EXTENDED WEST, THENCE EAST ON SAID LINE 42 FEET OF THE EAST LINE OF LOT 3, THENCE NORTH 45 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

20 N. CLARK - SUITE 220, CHICAGO, ILLINOIS 60602

PHONE: (312) 621-5000

FAX: (312) 621-5033

ORDER NUMBER: 2011 052021852 UOC  
 STREET ADDRESS: 1735 W. DIVERSEY PARKWAY  
 UNIT 101

CITY: CHICAGO  
 TAX NUMBER: 14-30-403-091-1001

COUNTY: COOK

**LEGAL DESCRIPTION:****PARCEL 6:**

THAT PART OF LOT 3 (SOMETIMES CALLED BLOCK 3) IN NORTH WESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 15.32 FEET OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) WITH A LINE 890 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) AND RUNNING THENCE WEST ON THE LAST ABOVE MENTIONED PARALLEL LINE A DISTANCE OF 189 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) A DISTANCE OF 42.38 FEET; THENCE WEST A DISTANCE OF 95.33 FEET TO A POINT 931.63 FEET NORTH OF A WESTWARD EXTENSION OF SAID SOUTH LINE OF LOT 3 (SOMETIMES ALSO CALLED BLOCK 3); THENCE NORTHWARDLY, EASTWARDLY AND SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 142.16 FEET AND CONVEX WESTERLY, NORTHEASTLY AND EASTERLY A DISTANCE OF 446.62 FEET TO A POINT OF SAID WEST LINE OF THE EAST 15.32 FEET NORTH OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) WHICH IS 933.83 FEET NORTH OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) AND THENCE SOUTH ALONG THE WEST LINE OF THE EAST 15.32 FEET A DISTANCE OF 43.83 FEET TO THE POINT OF BEGINNING, (EXCEPT THEREFROM THAT PART OF THE FOREGOING PARCEL WHICH LIES SOUTH OF A LINE WHICH IS 972 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE AND A WESTWARD EXTENSION THEREOF OF SAID LOT 3). ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00038514, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL B:**

THE EXCLUSIVE RIGHT TO STORAGE LOCKER S-L, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00038514.

**AGENT:**

JASON M. CHMIELEWSKI  
 10 S. LASALLE ST.  
 SUITE 3500  
 CHICAGO, ILLINOIS 60603