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Doc#: 1428233047 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/09/2014 11:47 AM Pg: 1 of 3

WARRANTY DEED Statutory (Illinois)

Mail to:

X Michelle A. Miss
1530 W Fullerton
Chicago IL 60642

(1404) PST 09/20/14 / enc / sub / vgen / 1062 / no / abo

THE GRANTORS: **Matthew Farrell and Jenna L Buda** and husband and wife, of the City of Chicago, County of Cook and State of Illinois, for the consideration of Ten & no./100 (\$10.00) and other good & valuable consideration, in hand paid, does hereby CONVEY and WARRANT to **Marcia L. Duboff** the following described Real Estate, situated in the County of Cook State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Regarding the Property located at: 4700 N Western Ave. #4H and #P-25, Chicago, IL 60618 PIN: (4H)13-13-207-041-1024, (P-25)13-13-207-041-1045

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements, Condominium Declaration recorded as Doc 0412744096 and amendments and Illinois Condominium Property Act and amendments.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the state of Illinois.

DATED September 15, 2014

X Matthew Farrell
Matthew Farrell

X Jenna L Buda
Jenna L Buda

S Y
P 3
S N
SC Y
INT AB

STATE OF ILLINOIS, COUNTY OF COOK SS

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **Matthew Farrell and Jenna L Buda** (husband and wife), is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this September 15, 2014

Manda Lancaster
Notary Public



Mail tax bills to: **Marcia L. Duboff**: 4700 N Western Ave. #4H, Chicago, IL
THIS INSTRUMENT PREPARED BY: Elliott Hartstein 908 Providence Lane, Buffalo Grove, IL 60089

JB

Box 334
CT++

UNOFFICIAL COPY**STREET ADDRESS:** 4700 N. WESTERN AVENUE

APT 4H

CITY: CHICAGO**COUNTY:** COOK**TAX NUMBER:** 13-13-207-041-1024 and 13-13-207-041-1049**LEGAL DESCRIPTION:**

UNITS 4H AND P-25 IN THE LINCOLN STATION CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 19 THROUGH 22 (EXCEPT THE EAST 17 FEET) IN BLOCK 1 NORTHWEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF RIGHT OF WAY OF NORTH WESTERN ELEVATED RAILROAD IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 23 AND 24 (EXCEPT THE EAST 17 FEET) IN BLOCK 1 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, LYING NORTH OF RAILROAD RIGHT OF WAY EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART LEGALLY DESCRIBED AS FOLLOWS:



COMMERCIAL UNIT 1: THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 16.35 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 32.46 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 19 THROUGH 24, TAKEN AS A SINGLE TRACT, IN BLOCK 1 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF NORTH WESTERN ELEVATED RAILROAD (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 13 AFORESAID, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 24, DISTANT 50.00 FEET WEST OF THE SAID EAST LINE OF SECTION 13, THENCE NORTH ALONG A LINE PARALLEL WITH AND 50.00 FEET WESTERLY DISTANT FROM THE SAID EAST LINE OF SECTION 13, A DISTANCE OF 8.98 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 58 MINUTES 50 SECONDS, MEASURED COUNTER-CLOCKWISE NORTH TO WEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 8.05 FEET TO A POINT ON THE EXTERIOR FACE OF A FOUR STORY BRICK BUILDING, COMMONLY KNOWN AS 4700-4710 NORTH WESTERN AVENUE IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 1.00 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, BEING ALONG THE INTERIOR FACE OF A WALL OF SAID BUILDING A DISTANCE OF 23.38 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.96 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.35 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 33.03 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.74 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.35 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 2.66 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 15.15 FEET TO CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 20.33 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 59.49 FEET TO THE POINT OF BEGINNING.


COMMERCIAL UNIT 2: THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN

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HORIZONTAL PLANE LOCATED 16.30 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 32.35 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 19 THROUGH 24, TAKEN AS A SINGLE TRACT, IN BLOCK 1 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF NORTH WESTERN ELEVATED RAILROAD (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 13 AFORESAID, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 24 DISTANT 50.00 FEET WEST OF THE SAID EAST LINE OF SECTION 13; THENCE NORTH ALONG A LINE PARALLEL WITH AND 50.00 FEET WESTERLY DISTANCE FROM THE SAID EAST LINE OF SECTION 13, A DISTANCE OF 92.97 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 50 MINUTES 50 SECONDS, MEASURED COUNTER-CLOCKWISE NORTH TO WEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 1.02 FEET TO A POINT ON THE EXTERIOR FACE OF A FOUR STORY BUICK BUILDING COMMONLY KNOWN AS 4700-4710 NORTH WEST AVENUE IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED. A DISTANCE OF 0.75 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, BEING ALONG THE INTERIOR FACE OF A WALL OF SAID BUILDING, A DISTANCE OF 5.95 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.93 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 20.73 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE 16.66 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 8.70 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 13.32 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 4.17 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 7.54 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 4.53 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 20.41 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 26.68 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 56.00 FEET TO THE POINT OF BEGINNING.

WHICH PLAT OF SURVEY IS ATTACHED AS APPENDIX "F" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 6, 2004 AS DOCUMENT 0412744096, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

REAL ESTATE TRANSFER TAX		16-Sep-2014
	COUNTY:	185.00
	ILLINOIS:	370.00
	TOTAL:	555.00
13-13-207-041-1024 20140901629933 1-112-851-584		

REAL ESTATE TRANSFER TAX		16-Sep-2014
	CHICAGO:	2,775.00
	CTA:	1,110.00
	TOTAL:	3,885.00
13-13-207-041-1024 20140901629933 0-051-856-512		