



Doc#: 1430935036 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/05/2014 01:27 PM Pg: 1 of 4



Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY

Property of Cook County Office
CT ST SIMONS 44 P/L

THE GRANTOR(S), Amanda White n/k/a Amanda Weiss and Lee Weiss, of 1814 N. Spaulding Avenue, Chicago, Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANTS to Joshua L. Adams, a single man, of Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

THAT PART OF BLOCK 10 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 10, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK 10, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SPAULDING AVENUE, A DISTANCE OF 43.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 21.34 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 44.33 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 21.34 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 44.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT DATED APRIL 15, 2007 AND RECORDED JULY 9, 2007 AS DOCUMENT 0719015163 FROM PARC LOFTS CONDOMINIUM AT SPAULDING CORPORATION TO A AND A DEVELOPMENT LLC FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE SOUTH 10.45 FEET OF THE EAST 82.00 FEET OF THAT PART TAKEN AS A TRACT: THAT PART OF BLOCK 10 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID BLOCK, 297.00 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, AND RUNNING THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 124.95 FEET; THENCE WEST, A DISTANCE 82.00 FEET; THENCE SOUTH, A DISTANCE 9.55 FEET; THENCE WEST, A DISTANCE 39.65 FEET; THENCE SOUTH, A DISTANCE 147.00 FEET TO

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THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY; THENCE WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1.56 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 57.21 FEET TO A POINT ON A LINE 10 FEET EAST OF THE NORTH AND SOUTH CENTER LINE OF SAID BLOCK, WHICH IS 19.77 FEET NORTH OF SAID NORTH RIGHT OF WAY LINE; THENCE NORTH ALONG SAID EAST LINE, BEING A LINE 10 FEET EAST OF AND PARALLEL WITH SAID NORTH AND SOUTH CENTER LINE, A DISTANCE OF 262.74 FEET TO A POINT 297.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK; THENCE EAST 177.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT DATED APRIL 15, 2007 AND RECORDED JULY 9, 2007 AS DOCUMENT 0719015163 FROM PARC LOFTS CONDOMINIUM AT SPAULDING CORPORATION TO A AND A DEVELOPMENT LLC FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE NORTH 9.55 FEET OF THE EAST 82.00 FEET OF THAT PART TAKEN AS A TRACT: THAT PART OF BLOCK 10 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 10; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK 10, A DISTANCE OF 421.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE OF BLOCK 10, A DISTANCE 157.51 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY, THENCE NORTH 89 DEGREES 32 MINUTES 42 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE 121.66 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 147.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE 39.65 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 9.55 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 82.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT DATED APRIL 15, 2007 AND RECORDED JULY 9, 2007 AS DOCUMENT 0719015163 FROM PARC LOFTS AT <COND AT SPAULDING CORPORATION TO A AND A DEVELOPMENT LLC FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE WEST 30.00 FEET OF THE EAST 74.33 FEET OF THAT PART TAKEN AS A TRACT (EXCEPT THE NORTH 9.55 FEET OF THE EAST 82.00 FEET THEREOF): THAT PART OF BLOCK 10 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 10; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK 10, A DISTANCE OF 421.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE OF BLOCK 10, A DISTANCE 157.51 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY; THENCE NORTH 89 DEGREES 32 MINUTES 42 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE 121.66 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE 147.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE 39.65 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 9.55 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 82.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 5:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT DATED APRIL 15, 2007 AND RECORDED JULY 9, 2007 AS DOCUMENT 0719015163 FROM PARC LOFTS CONDOMINIUM AT SPAULDING CORPORATION TO A AND A DEVELOPMENT LLC FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE NORTH 3.33 FEET OF THE EAST 44.33 FEET OF THAT PART TAKEN AS A TRACT: THAT PART OF BLOCK 10 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 10; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK 10, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SPAULDING AVENUE, A DISTANCE OF 431.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID LINE A DISTANCE OF 21.34 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 44.33 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 21.34 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 44.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT DATED APRIL 15, 2007 AND RECORDED JULY 9, 2007 AS DOCUMENT 0719015163 FROM PARC LOFTS CONDOMINIUM AT SPAULDING CORPORATION TO A AND A DEVELOPMENT LLC FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE NORTH 3.33 FEET OF THE EAST 42.32 FEET OF THAT PART TAKEN AS A TRACT: THAT PART OF BLOCK 10 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 10; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK 10, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SPAULDING AVENUE, A DISTANCE OF 431.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 74.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 21.34 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 47.32 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 21.34 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 47.32 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT DATED APRIL 15, 2007 AND RECORDED JULY 9, 2007 AS DOCUMENT 0719015163 FROM PARC LOFTS CONDOMINIUM AT SPAULDING CORPORATION TO A AND A DEVELOPMENT LLC FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE WEST 5 FEET OF THAT PART TAKEN AS A TRACT: THAT PART OF BLOCK 10 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 10; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK 10, A DISTANCE OF 421.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE OF BLOCK 10, A DISTANCE 157.51 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY; THENCE NORTH 89 DEGREES 32 MINUTES 42 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE 121.66 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE

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147.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE 39.65 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 9.55 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 82.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2013 and subsequent years, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PIN: 13-35-409-047-0000

Commonly Known As: 1814 N. Spaulding Avenue, Chicago, Illinois

Dated this 14 day of August, 2014




Amanda White n/k/a Amanda Weiss





Lee Weiss



Grantee is prohibited from conveying the subject property for any sales price for a period of 30 days from the date of the deed after the 30 day period the grantee is further prohibited from conveying the subject property for a sales price greater than 120 percent of the sales price until 90 days from the date of the deed. this restriction shall run with the land and is not personal to the grantee.

REAL ESTATE TRANSFER TAX		14-Oct-2014
	CHICAGO:	1,762.50
	CTA:	705.00
	TOTAL:	2,467.50

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REAL ESTATE TRANSFER TAX		14-Oct-2014
	COUNTY:	117.50
	ILLINOIS:	235.00
	TOTAL:	352.50

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