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Doc#: 1505516047 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/24/2015 03:43 PM Pg: 1 of 3

MAIL TO:

Geri Ann Cangelosi
John F. Cangelosi
~~6759 West Forest Preserve Avenue~~
Unit 307 *2659 N Woodlawn Ave*
Chicago, Illinois 60634 *60707*

SPECIAL WARRANTY DEED

THIS INDENTURE made this 19th day of February, 2015 between THE SENIOR LIFESTYLE COMPANY, LLC, a Delaware limited liability company, 303 East Wacker Drive, Suite 2400, Chicago, Illinois 60601, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, as GRANTOR, and Geri Ann Cangelosi and John F. Cangelosi, husband and wife, as joint tenants with right of survivorship, as GRANTEES.

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantees, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Please see attached Exhibit A.

PIN: 13-18-409-078-1019

COMMON ADDRESS: 6759 West Forest Preserve Avenue, Unit 307, Chicago, Illinois 60634

Together with all and singular the hereditament and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or in equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantees, their heirs and assigns forever.

Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantees, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable.

TO HAVE AND TO HOLD the same unto said Grantees, and to the proper use, benefit and behalf, forever, of said Grantees.

Near North National Title
222 N. LaSalle
Chicago, IL 60601

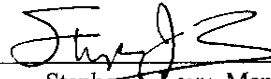
3

12/21/15
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IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written.

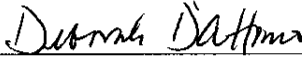
THE SENIOR LIFESTYLE COMPANY, LLC,
a Delaware limited liability company

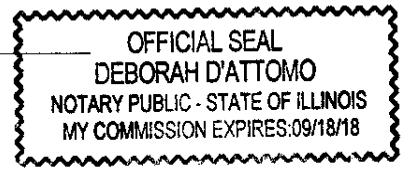
By: 
Stephen J. Levy, Manager

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, Deborah D'Atomo, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Stephen J. Levy, Manager of THE SENIOR LIFESTYLE COMPANY, LLC, a Delaware limited liability company, Grantor, personally known to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 19th day of February, 2015.



Notary Public





This instrument was prepared by:
Nancy Schiavone, Esq., 3656 West Fullerton Avenue, First Floor, Chicago, Illinois 60647

Send subsequent tax bills to:

Geri Ann Cangelosi
John F. Cangelosi
~~6759 West Forest Preserve Avenue~~ 2659 N. Maryland Ave
~~Unit 307~~
Chicago, Illinois ~~60634~~ 60707

REAL ESTATE TRANSFER TAX		25-Feb-2015
	CHICAGO:	975.00
	CTA:	390.00
	TOTAL:	1,365.00

13-18-409-078-1019 | 20150201662348 | 1-840-152-192

REAL ESTATE TRANSFER TAX		25-Feb-2015
	COUNTY:	65.00
	ILLINOIS:	130.00
	TOTAL:	195.00

13-18-409-078-1019 | 20150201662348 | 1-096-543-872

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EXHIBIT A Legal Description

UNIT NUMBER 307, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT PARKING SPACE 31 AND LIMITED COMMON ELEMENT STORAGE SPACE NN, IN THE CONDOMINIUMS OF AUTUMN GREEN AT WRIGHT CAMPUS, AS DELINEATED ON THE PLAT OF SURVEY OF THE CONDOMINIUMS OF AUTUMN GREEN AT WRIGHT CAMPUS, WHICH PLAT OF SURVEY IS PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE SOUTH FRACTIONAL HALF OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE INDIAN BOUNDARY LINE, BEING ALSO THE SOUTHEASTERLY LINE OF WEST FOREST PRESERVE DRIVE, WITH THE EAST LINE OF NORTH OAK PARK AVENUE, AS SHOWN ON THE PLAT OF SURVEY RECORDED JANUARY 11, 1935 AS DOCUMENT 11544080; THENCE NORTH 58° 38' 11" EAST ALONG SAID INDIAN BOUNDARY LINE, 316.77 FEET; THENCE SOUTH 31° 21' 49" EAST 45.43 FEET; THENCE SOUTHERLY 24.65 FEET ALONG AN ARC OF A CIRCLE CONVEX EASTERLY WITH A RADIUS OF 52.50 FEET AND WHOSE CHORD BEARS SOUTH 17° 54' 43" WEST A DISTANCE OF 24.43 FEET; THENCE SOUTH 04° 27' 38" EAST 18.40 FEET; THENCE SOUTH 31° 21' 49" EAST 378.66 FEET; THENCE SOUTH 66° 00' 33" WEST 338.13 FEET; THENCE SOUTH 26° 07' 04" WEST 311.80 FEET TO THE EAST LINE OF SAID NORTH OAK PARK AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE OF NORTH OAK PARK AVENUE, BEING A CURVED LINE CONVEX WESTERLY AND HAVING A RADIUS OF 2337.50 FEET, AN ARC DISTANCE OF 588.00 FEET TO A POINT OF TANGENCY IN SAID LINE (THE CHORD OF SAID ARC BEARS NORTH 05° 29' 38" WEST, 586.45 FEET); THENCE NORTH 01° 42' 45" EAST ALONG THE EAST LINE OF SAID NORTH OAK PARK AVENUE, BEING A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 72.56 FEET TO THE PLACE OF BEGINNING, (EXCEPT THEREFROM THAT PART LYING EASTERLY OF THE FOLLOWING DESCRIBED LINES, BEGINNING AT A POINT ON THE INDIAN BOUNDARY LINE 270.01 FEET NORTH 58° 38' 11" EAST OF THE EAST LINE OF OAK PARK AVENUE; THENCE SOUTH 31° 58' 10" EAST 109.77 FEET; THENCE SOUTHERLY 2.85 FEET ALONG AN ARC OF A CIRCLE CONVEX EASTERLY WITH A RADIUS OF 2.70 FEET AND WHOSE CHORD BEARS SOUTH 01° 45' 42" EAST A DISTANCE OF 2.72 FEET; THENCE SOUTHWESTERLY 21.87 FEET ALONG AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY WITH A RADIUS OF 41.50 FEET AND WHOSE CHORD BEARS SOUTH 43° 32' 30" WEST A DISTANCE OF 21.61 FEET; THENCE SOUTH 58° 38' 50" WEST 168.77 FEET; THENCE SOUTHWESTERLY 35.80 FEET ALONG AN ARC OF A CIRCLE CONVEX NORTHWESTERLY WITH A RADIUS OF 34.00 FEET AND WHOSE CHORD BEARS SOUTH 28° 28' 07" WEST A DISTANCE OF 34.17 FEET TO A POINT, SAID POINT BEING ALSO POINT "A"; THENCE SOUTH 01° 41' 57" EAST 159.89 FEET; THENCE SOUTHWESTERLY 9.30 FEET ALONG AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY WITH A RADIUS OF 25.00 FEET AND WHOSE CHORD BEARS SOUTH 08° 57' 24" WEST A DISTANCE OF 9.25 FEET; THENCE SOUTHWESTERLY 21.49 FEET ALONG AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY WITH A RADIUS OF 49.50 FEET AND WHOSE CHORD BEARS SOUTH 32° 02' 56" WEST A DISTANCE OF 21.32 FEET; THENCE SOUTH 48° 16' 12" WEST 43.89 FEET; THENCE SOUTHWESTERLY 14.87 FEET ALONG AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY WITH A RADIUS OF 25.00 FEET AND WHOSE CHORD BEARS SOUTH 62° 35' 37" WEST A DISTANCE OF 14.65 FEET; THENCE SOUTH 86° 07' 57" WEST 56.03 FEET TO THE EAST LINE OF NORTH OAK PARK AVENUE, ALSO EXCEPT THEREFROM THAT PART LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINES, BEGINNING AT THE AFOREMENTIONED POINT "A" THENCE NORTH 88° 03' 57" WEST 21.49 FEET; THENCE NORTH 01° 56' 03" EAST 22.50 FEET; THENCE NORTH 88° 03' 57" WEST 94.66 FEET TO THE EAST LINE OF NORTH OAK PARK AVENUE) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE CONDOMINIUMS OF AUTUMN GREEN AT WRIGHT CAMPUS RECORDED SEPTEMBER 21, 2007 AS DOCUMENT NUMBER 0726416070, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 13-18-409-078-1019

COMMON ADDRESS: 6759 WEST FOREST PRESERVE AVENUE, UNIT 307,
CHICAGO, ILLINOIS 60634