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(8.3) GIT Doc#: 1521757104 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

*HUSBAND AND WIFE

Cook County Recorder of Deeds
Date: 08/05/2015 11:54 AM Pg: 1 of 2

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Mc Grogan WARRANTY DEED

GRANTOLS, James and Amber McGrogan, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEY AND WARRANT to Brion Doberty,**

"Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**AND NICOLE ELIPAS, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF A TRACT HEREINAFTER REFERRED TO AS THE PARCEL: SAID TRACT DESCRIBED AS THAT PART OF BLOCKS 3.5 AND 6 IN ELSTON'S ADDITION TO CHICAGO LYING SOUTHWESTERLY OF THE CHICAGO AN 3 NORTHWESTERN RAILWAY COMPANY IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, TOW ISHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDING PARTS OF VIES I CHESTNUT STREET, CORNELL STREET (FORMERLY GEORGE STREET) AND NORTH CANTENTER STREET, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK of THENCE NORTH 0 DEGREES WEST, 394.44 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID PAILWAY; THENCE CONTINUING ON SAID RIGHT-OF-WAY SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5,226.75 FEET, AN ARC LENGTH OF 105.02 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 71 DEGREES, 44 MINUTES, 18 SECONDS EAST, NOT TANGENT TO THE LAST DESCRIBED CURVE 356.81 FEET; TO THE EAST LINE OF NORTH CALPENTER STREET; THENCE SOUTH 0 DEGREES, 32 MINUTES, 59 SECONDS EAST ALONG SAID EAST LINE 58.49 FEET; THENCE NORTH 89 DEGREES, 55 MINUTES, 18 SECONDS EAST, 61.34 FEET TO THE NORTHWESTERLY LINE OF NORTH OGDEN AVENUE; THENCE SOUTH 39 DEGREES, 15 MINUTES, 07 SECONDS WEST ALONG SAID NORTHWESTERLY LINE 247.8 FEET TO THE NORTH LINE OF WEST FRY STREET; THENCE SOUTH 89 DEGREES, 30 MINUTES, 52 SECONDS WEST ALONG SAID NORTH LINE 3/4.27 FEET TO THE POINT OF BEGINNING, OF SAID TRACT: SAID PARCEL DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 30 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRACT, 151.99 FEET TO THE POINT OF BEGINNING: THENCE NORTH 00 DEGREES 29 MINUTES 08 SECONDS WEST 68.00 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 52 SECONDS EAST, 17.99 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 08 SECONDS EAST, 68.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT; THENCE SOUTH 89 DEGREES 30 MINUTES 52 SECONDS WEST ALONG SAID SOUTH LINE 17.99 FEET TO THE POINT OF BEGINNING OF SAID PARCEL, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ST. JOHN'S PARK TOWNHOME HOMEOWNERS ASSOCIATION DATED AUGUST 23, 2000 AND RECORDED AUGUST 28, 2000 AS DOCUMENT NUMBER 00666092.

SUBJECT TO: Covenants, conditions, easements and restrictions of record; and general real estate taxes for the tax year 2015, and subsequent years.



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Permanent Index No.: 17-05-413-055-0000

Address of Real Estate: 1066 W. Fry Street, Chicago, IL 60642

In Witness Whereof, said Grantor has caused its name to be signed to these presents as of the 22nd day of July, 2015.

State of Illinois

County of Cook

The foregoing instrument was acknowledged before me this Again day of July, 2015, by James and Amber McGrogan.

Given under my hand and official seal this 25 day of July, 2015.

OFFICIAL SEAL SANDRA ZAR Notary Public - State of Illinois Commission Expires 02/26/2016

This document was prepared by:

Stephen A. Fulkerson, E.c.

Riordan, Fulkerson, Smith & Coleman 30 North LaSalle Street, Ste. 200

Chicago, Illinois 60602

Upon recording return this instrument to:

Send subsequent tax bills to:

Brion Doherty 1066 W. Fry Street Chicago, Illinois 60642

Permanent Tax Index Number: 17-05-413-055-0000

REAL ESTATE TRANSFER TAX 23-Jul-2015 4,387.50 CHICAGO: 1,755.00 CTA: 6,142.50

Property Address:

1066 W. Fry Street

Chicago, IL 60642

17-05-413-055-0000 | 20150701609004 | 0-345-136-000

TOTAL:

REAL ESTATE TRANSFER TAX			23-Jul-2015
		COUNTY:	292.50
		ILLINOIS:	585.00
		TOTAL:	877.50
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