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

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McGrogan
P. ↑

WARRANTY DEED

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

*HUSBAND AND WIFE

**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 5 AND 6 IN ELSTON'S ADDITION TO CHICAGO LYING SOUTHWESTERLY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDING PARTS OF WEST CHESTNUT STREET, CORNELL STREET (FORMERLY GEORGE STREET) AND NORTH CARPENTER STREET, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 5; THENCE NORTH 0 DEGREES WEST, 394.44 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID RAILWAY; 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 CARPENTER 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 344.77 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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