

# UNOFFICIAL COPY

1062

Att-1503479

## WARRANTY DEED

Statutory Illinois  
Individual to Individual



Doc#: 1526517017 Fee: \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/22/2015 09:52 AM Pg: 1 of 4

THE GRANTOR,

**MICHAELYN NESS,**  
a single woman, of the City of CHICAGO,  
State of ILLINOIS for and in consideration  
of TEN DOLLARS (\$10.00) and other  
good and valuable considerations in hand paid,

CONVEYS and WARRANTS TO:

*MARIE*  
**CAROLYN ARCHER**  
2757 N. LINCOLN AVE., UNIT 202  
CHICAGO, IL 60614

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

SEE LEGAL DESCRIPTION ATTACHED HERETO.

**Property Index Number (PIN): 14-29-400-074-1695**

Subject only to the following, if any: 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 at time of Closing.

hereby releasing and waiving all rights under the Homestead Exemption Laws of the State of Illinois.

Address of Real Estate: 2757 N. LINCOLN AVE., UNIT 202, CHICAGO, IL 60614

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97

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DATED this 17 day of August, 2015.

*Michaelyn Ness*  
MICHAELYN NESS

State of Illinois       )  
                                      ) SS  
County of Cook        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAELYN NESS, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

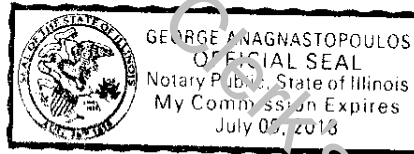
Given under my hand and official seal, this 17 day of August, 2015.

*[Signature]*  
NOTARY PUBLIC

Commission expires: 7/9/18

This instrument was prepared by:

SHERWOOD LAW GROUP  
218 N. Jefferson Street  
Suite #401  
Chicago, IL 60661



Mail to:  
Carolyn Archer  
2757 N Lincoln Ave, Unit 202  
Chicago, IL 60614

Send subsequent tax bills to:  
same

# UNOFFICIAL COPY

Address Given: 2757 N. Lincoln Ave., Apt. 202  
Chicago, IL 60614

Property Tax No(s): 14-29-400-074-1005

Legal Description:

**PARCEL A:**

UNIT 202 IN THE 2757-67 N. LINCOLN CONDOMINIUM, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-13 AND STORAGE SPACE S-202, LIMITED COMMON ELEMENTS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

**PARCEL 1:**

THE NORTHWESTERLY 25 FEET OF LOT 17 IN BROOMELL'S SUBDIVISION OF THE WEST 1/2 OF BLOCKS 10 AND 13 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOTS 13 AND 16 IN BROOMELL'S SUBDIVISION OF THE WEST 1/2 OF BLOCKS 10 AND 13 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 13 DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEAST CORNER OF SAID LOT 13; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 27.078 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 15 SECONDS WEST, A DISTANCE OF 67.48 FEET; THENCE SOUTH 44 DEGREES 57 MINUTES 21 SECONDS EAST, A DISTANCE OF 13.37 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 17.91 FEET TO A POINT ON THE EAST LINE OF SAID LOT 13; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 76.94 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 15, 2007 AS DOCUMENT NUMBER 0707415045, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL B:**


EASEMENT IN FAVOR OF PARCEL A FOR PRIVATE WALKWAY AS CREATED IN DEED TO IMPRESSIONIST HOMES ON LINCOLN, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY RECORDED AS DOCUMENT NUMBER 0329739015, OVER THE WEST 2.85 FEET OF THE FOLLOWING DESCRIBED PART OF LOT 13 AFORESAID:

BEGINNING AT THE MOST NORTHEAST CORNER OF SAID LOT 13; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 27.078 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 15 SECONDS WEST, A DISTANCE OF 67.48 FEET; THENCE SOUTH 44 DEGREES 57 MINUTES 21 SECONDS EAST, A DISTANCE OF 13.37 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE 17.91 FEET TO A POINT ON THE EAST LINE OF SAID LOT 13; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 76.94 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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14-Sep-2015

**REAL ESTATE TRANSFER TAX**

 **CHICAGO:** 3,787.50  
**CTA:** 1,515.00  
**TOTAL:** 5,302.50

14-29-400-074-1005 | 20150801620462 | 0-169-226-112

14-Sep-2015

**REAL ESTATE TRANSFER TAX**

 **COUNTY:** 252.50  
 **ILLINOIS:** 505.00  
**TOTAL:** 757.50

14-29-400-074-1005 | 20150801620462 | 2-071-867-264

Property of Cook County Clerk's Office