



Doc#: 1528842070 Fee: \$64.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/15/2015 02:20 PM Pg: 1 of 3

To Whom 1501967920

**TRUSTEE'S DEED  
AND QUIT CLAIM DEED  
Statutory (ILLINOIS)**

THE GRANTORS, **AUDREY DAVIS**, married to **Arthur J. Murphy, Jr.**, AS TO AN UNDIVIDED ONE HALF INTEREST, AND **ARTHUR J. MURPHY, JR.**, INDIVIDUALLY AND AS TRUSTEE OF THE **ARTHUR J. MURPHY, JR. REVOCABLE TRUST** AS TO AN UNDIVIDED ONE HALF INTEREST, of the City of Chicago, Cook County, Illinois, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS in hand paid, and in pursuance of the power and authority vested in Arthur J. Murphy as said Trustee and of every other power and authority of the Grantors hereunto enabling, do hereby convey and quitclaim in fee simple unto **JOSEPH ROOT AND MELISSA ROOT, married to each other**, of Chicago, Cook County, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

AS TENANTS BY THE ENTIRETY

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 17-04-217-073-0000  
Address of Real Estate: 1346 N. Sutton Place, Chicago, Illinois 60610

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 23 day of September, 2015.

Audrey Davis

Arthur J. Murphy, Jr., Individually and as Trustee of the Arthur J. Murphy, Jr. Revocable Trust

**Send Subsequent Tax Bills To:**  
Joseph and Melissa Root  
1346 N. Sutton Place  
Chicago, IL 60610

**Mail To:**  
Leo G. Aubel  
Howard & Howard  
200 S. Michigan Ave., #1100  
Chicago, IL 60604

This instrument was prepared by Kathryn Hamilton Fink, Attorney at Law, 558 Provident Avenue, Winnetka, Illinois 60093.

Box 400

SEARCHED  
SERIALIZED  
INDEXED  
INT. CLERK

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **AUDREY DAVIS, AND ARTHUR J. MURPHY, JR., INDIVIDUALLY AND AS TRUSTEE OF THE ARTHUR J. MURPHY REVOCABLE TRUST**, personally appeared before me this day in person and acknowledged that they had signed, sealed and delivered the said instrument, as their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25 day of September, 2015.

[SEAL]



*Angel Jones*  
\_\_\_\_\_  
Notary Public

Commission expires June 18, 2016.

**REAL ESTATE TRANSFER TAX** 29-Sep-2015



COUNTY: 398.75  
ILLINOIS: 797.50  
TOTAL: 1,196.25

17-04-217-073-0000 | 20150901629907 | 0-372-588-416

**REAL ESTATE TRANSFER TAX** 29-Sep-2015



CHICAGO: 5,981.25  
CTA: 2,392.50  
TOTAL: 8,373.75

17-04-217-073-0000 | 20150901629907 | 0-586-039-168

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

C/K/A 1346 N. Sutton Place, Chicago, IL 60610  
PIN 17-04-217-073-0000

### Parcel 1:

That part of a tract of land described as follows:

(said tract to be described hereinafter): Commencing at the Southwest Corner of Said Tract; thence North 00 degrees, 00 minutes, 00 seconds east along the West Line of said tract 197.63 feet to the place of beginning thence continuing north 00 degrees, 00 minutes, 00 seconds east along the West Line of said tract, 53.47 feet; thence North 90 degrees, 00 minutes, 00 seconds East, 20.33 feet; thence south 00 degrees, 00 minutes, 00 seconds East, 53.47 feet; thence North 90 degrees, 00 minutes, 00 seconds West, 20.33 feet to the place of beginning, in Cook County, Illinois;

the above described parcel being a part of a tract of land comprising parts of lots 23 and 24 in Assessor's Division of Lots 16 to 23, inclusive, in Bronson's addition to Chicago, also all of lots 13 to 16, both inclusive, and lot 17 (except the north 4.40 feet thereof) in the subdivision of lot 15 (except the north 47 10/12 feet) in Bronson's addition of Chicago, also lot 11 (except the North 25 feet thereof) in Chicago Land Clearance Commission No. 3, being a consolidation of lots and parts of lots and vacated alleys in Bronson's addition to Chicago and certain resubdivision, all in the northeast 1/4 of Section 4, Township 39 north, range 14 east of the third principal Meridian, described as follows:

commencing at a point on the West Line of Said Lot 24, 264.58 feet north of the North Line of West Goethe Street, said North Line of West Goethe Street also being the South Line of lot 14 in said Chicago Land Clearance Commission No. 3; running thence North 00 degrees, 00 minutes, 00 seconds east on the West Line of Said Lot 24, lots 13, 14, 15, 16, and 17 and lot 11, said West Line also being the East Line of North Clark Street, for a distance of 335.10 feet to the South Line of the north 25.0 feet of lot 11 in said Chicago Land Clearance Commission No. 3; Thence South 89 degrees, 51 minutes, 30 seconds East along the South Line of the north 25.0 feet of Said Lot 11, 149.78 feet to the West Line of a 20 foot alley the same being the East Line of Said Lot 11 and the East Line of said lots 13, 14, 15, 16 and 17 and said Lots 23 and 24; thence South 00 degrees, 01 minutes, 49 seconds West along said alley line 358.20 feet to a point on said alley line which is 241.73 feet north of the North Line of West Goethe Street, said North Line also being the South Line of lot 14 in said Chicago Land Clearance Commission No. 3; Thence 90 degrees, 00 minutes, 00 seconds West, 67.90 feet; thence north 00 degrees, 00 minutes, 00 seconds East, 23.47 feet; thence North 90 degrees, 00 minutes, 00 seconds West, 81.63 feet to the point of beginning, all in Cook County, Illinois;

### Parcel 2:

Easement appurtenant to and for the benefit of above described parcel as set forth in the declaration dated January 1, 1978 and recorded March 6, 1978 as document number 24351547 and registered March 6, 1978 as document number Lr 3002764 and as amended by instrument dated January 16, 1979 and recorded January 22, 1979 as document 24810852 and registered January 22, 1979 as document Lr 3072227 and as created by deed dated May 18, 1979 and recorded June 6, 1979 as document 24991356 for Ingress and Egress, in Cook County, Illinois.