

UNOFFICIAL COPY



WARRANTY DEED

Regina A. Lenz a/k/a Regina A. Lenz-Allard, a single person and Peter G. Lenz, a single person, as joint tenants being of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) in hand paid **CONVEYS and WARRANTS to**

Doc#: 1530256064 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/29/2015 02:29 PM Pg: 1 of 6

Blazej ~~X~~ Szymoniak,

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

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

situated in the County of Cook in the State of Illinois, hereby releasing and waiving all rights of homestead.

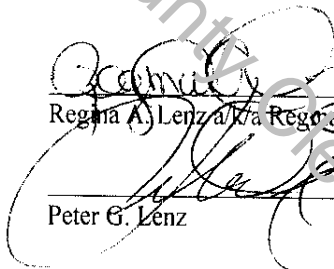
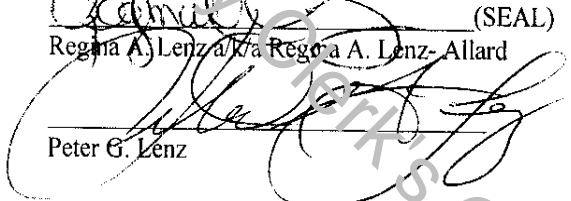
TO HAVE AND TO HOLD said premises unto the parties of the second part forever.

Permanent Real Estate Index Number: 17-22-110-125-1148
17-22-110-125-1344 (parking space)

Known as: 1235 S. Prairie Ave
Unit 2106
Chicago, Illinois 60605

IN WITNESS WHEREOF, the Grantors Regina A. Lenz a/k/a Regina A. Lenz-Allard and Peter G. Lenz hereunto set their hands and seal this 7th day of October, 2015.

10/27
1687
PROPER TITLE, LLC
180 N. LaSalle Street
Ste. 2440
Chicago, IL 60601
PTTS-637916

 (SEAL)
Regina A. Lenz a/k/a Regina A. Lenz-Allard

Peter G. Lenz

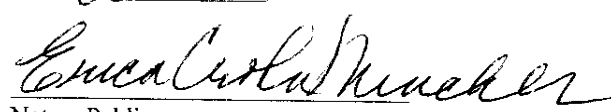
This instrument was prepared by Erica Crohn Minchella, 7538 St. Louis Ave., Skokie, IL 60076
After Recording Mail to: Attorney Anna Spears, 5500 W. Devon, Chicago, Illinois 60646
Send subsequent tax bills to: Blazej A. Szymoniak, 1235 S. Prairie Ave #2106, Chicago, Illinois 60605

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 ~~Regina A. Lenz a/k/a Regina A. Lenz-Allard~~ and Peter G. Lenz personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 7th day of October, 2015

(SEAL)
Commission Expires:
"OFFICIAL SEAL"
ERICA CROHN MINCHELLA
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 08/19/2018

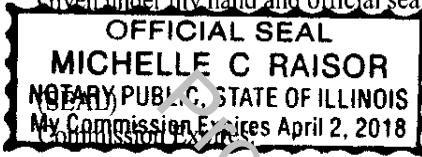

Notary Public

UNOFFICIAL COPY

STATE of Illinois)
) ss
COUNTY of ~~Cook~~ ^{Will} ~~NA~~)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Regina A. Lenz a/k/a Regina A. Lenz- Allard personally known to me to be the same person 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 10th day of October, 2015.



[Handwritten Signature]
Notary Public

Property of Cook County Clerk's Office

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Proper Title as an Agent for Fidelity National

Commitment Number: PT15_03796AA4

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL 1:

UNIT 2106 AND GARAGE UNIT GU-58 IN THE TOWER RESIDENCES CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:
 LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 25.18 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 14.88 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°00'00" EAST, ALONG THE WEST LINE THEREOF, 19.36 FEET; THENCE SOUTH 90°00'00" EAST, 26.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°04'10" WEST, 36.31 FEET; THENCE NORTHERLY 13.18 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 136.81 FEET, CONVEX WESTERLY, AND WHOSE CHORD BEARS NORTH 13°48'32" WEST A DISTANCE OF 13.17 FEET; THENCE NORTH 70 DEGREES 29'29" EAST, 0.41 FEET; THENCE NORTH 88°19'45" EAST, 5.41 FEET; THENCE SOUTH 00 DEGREES 28'25" WEST, 1.13 FEET; THENCE SOUTH 89°54'00" EAST, 1.72 FEET; THENCE SOUTH 00°11'42" EAST, 2.94 FEET; THENCE SOUTH 88°36'47" EAST, 2.79 FEET; THENCE SOUTH 00°05'25" WEST, 9.70 FEET; THENCE NORTH 89°34'58" EAST, 1.41 FEET; THENCE NORTH 00 DEGREES 18'21" EAST, 0.41 FEET; THENCE SOUTH 89°41'39" EAST, 8.87 FEET; THENCE SOUTH 00 DEGREES 04'18" WEST, 0.83 FEET; THENCE SOUTH 89 DEGREES 41'50" EAST, 3.88 FEET; THENCE NORTH 00 DEGREES 18'10" EAST, 1.99 FEET; THENCE NORTH 89°48'37" EAST, 14.33 FEET; THENCE NORTH 00 DEGREES 18'17" EAST, 1.69 FEET; THENCE NORTH 89°52'08" EAST, 14.43 FEET; THENCE SOUTH 00 DEGREES 11'08" EAST, 5.26 FEET; THENCE SOUTH 89°49'40" EAST, 14.33 FEET; THENCE SOUTH 00°07'47" WEST, 25.19 FEET; THENCE SOUTH 89°52'13" EAST, 5.67 FEET; THENCE SOUTH 00°57'07" WEST, 8.32 FEET; THENCE WESTERLY 70.75 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 128.18 FEET, CONVEX SOUTHERLY, AND WHOSE CHORD BEARS SOUTH 89°59'01" WEST A DISTANCE OF 69.86 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0613532041, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-148, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0613532041.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR PEDESTRIAN AND LIMITED VEHICULAR INGRESS AND EGRESS AS CREATED BY GRANT OF ACCESS EASEMENT AND AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL RECORDED JULY 27, 2000 AS DOCUMENT NUMBER 00570791 MADE BY CHICAGO TITLE TRUST NUMBER 1080000 AND MUSEUM PARK

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EXHIBIT A
(Continued)

Commitment Number: PT15_03796AA4

EAST, LLC. AND AMENDED BY DOCUMENT RECORDED APRIL 24, 2002 AS NUMBER 0020470285.

17-22-110-125-1344

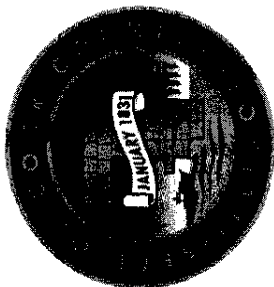
17-22-110-125-1148

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

16-Oct-2015



COUNTY:

160.00

ILLINOIS:

320.00

TOTAL:

480.00

17-22-110-125-1148

20151001635797

1-283-842-112

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

16-Oct-2015



CHICAGO:

2,400.00

CTA:

960.00

TOTAL:

3,360.00

17-22-110-125-1148

20151001635797

1-939-464-256

Property of Cook County Clerk's Office