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Doc#. 1604950243 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/18/2016 01:15 PM Pg: 1 of 4

Dec ID 20160201670392
ST/CO Stamp 0-045-320-768 ST Tax \$34.00 CO Tax \$17.00
City Stamp 1-471-113-792 City Tax: \$357.00

PREPARED BY:

LaVon M. Johns
Attorney at Law
Gonzalez, Saggio and Harlan LLC
180 N. Stetson Suite 3020
Chicago, IL 60601

ONCE RECORDED PLEASE RETURN TO:

Waldo Arteaga
100 E. 14th Street, Apt 904
Chicago, IL 60605

WARRANTY DEED

The GRANTOR, **VIRGINIA A. CLARKE**, of City of Chicago, County of Cook, State of Illinois for and in consideration of \$10.00 and other good and valuable consideration in hand paid, CONVEY(S) and WARRANTS to **WALDO ARTEAGA**, having an address of 100 E. 14th Street, Apartment 904, Chicago, County of Cook, State of Illinois 60605, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General real estate taxes for the year 2015 not yet due and payable and for subsequent years; and covenants, conditions, restrictions and easements of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Numbers: 17-22-105-050-1498
Common Address: 100 E. 14th Street, GU #243, Chicago, IL 60605

Dated this 17 day of February, 2016.


VIRGINIA A. CLARKE

Chicago Title

Chicago Title 15 SA 347637 CP / 02/18/16

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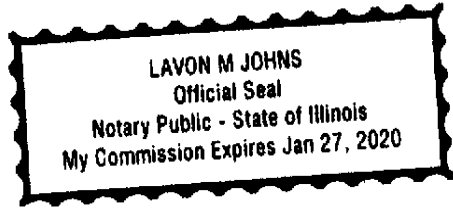
ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that VIRGINIA A CLARKE personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(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 17 day of February 2016.

Notary: Lavon M Johns
Expires: January 27, 2020



Send future Tax Bills to:
Waldo Arteaga
100 E. 14th Street, Apartment 904
Chicago, IL 60605

Property of Cook County Clerk's Office

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 15SA3771037LP

For APN/Parcel ID(s): 17-22-105-050-1498

UNIT GU-243 IN THE 1400 MUSEUM PARK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 6 IN CHARLES SHERMAN'S SUBDIVISION AND LOTS 1 THROUGH 7 IN CHARLES BUSBY'S SUBDIVISION IN SECTION 22, TOWNSHIP 39, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (ALSO KNOWN AS PROPOSED LOT 1 IN THE 1400 MUSEUM PARK RESUBDIVISION), TOGETHER WITH:

(AIR RIGHTS PARCEL) THAT PART OF LOT B IN HOUGHTON'S SUBDIVISION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +73.70 FEET ABOVE CHICAGO CITY DATUM, IN THE NORTHWEST FRANCHIAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 1, 1904 IN BOOK 88 OF PLATS, PAGE 1, AS DOCUMENT NUMBER 3517678, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE PARCELS NOTED AS EXCEPTION PARCEL "A" AND EXCEPTION PARCEL "B" DESCRIBED BELOW, IN COOK COUNTY ILLINOIS:

EXCEPTION PARCEL "A"

THAT PART OF LOT 6 IN CHARLES SHERMAN'S SUBDIVISION AND LOTS 1 THROUGH 7 IN CHARLES BUSBY'S SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 35.70 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 7, 43.53 FEET; THENCE NORTH 23.69 FEET; THENCE EAST 10.02 FEET; THENCE NORTH 11.98 FEET; THENCE WEST 7.19 FEET; THENCE NORTH 19.60 FEET; THENCE WEST 1.05 FEET; THENCE NORTH 6.54 FEET; THENCE EAST 0.30 FEET; THENCE NORTH 29.59 FEET; THENCE EAST 7.86 FEET; THENCE NORTH 0.35 FEET; THENCE EAST 14.48 FEET; THENCE NORTH 8.87 FEET; THENCE WEST 16.66 FEET; THENCE NORTH 20.55 FEET; THENCE WEST 1.41 FEET; THENCE NORTH 19.29 FEET; THENCE EAST 9.52 FEET; THENCE NORTH 6.25 FEET; THENCE EAST 7.69 FEET; THENCE NORTH 5.22 FEET; THENCE WEST 2.44 FEET; THENCE NORTH 11.68 FEET; THENCE WEST 18.43 FEET; THENCE NORTH TO THE NORTH LINE OF SAID LOT 6, 22.46 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 29 SECONDS WEST, 42.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST ALONG THE WEST LINE OF SAID LOTS, 186.07 FEET TO THE POINT OF BEGINNING,

ALSO

THAT PORTION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET

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LEGAL DESCRIPTION

(continued)

CHICAGO CITY DATUM AND LYING BELOW AN INCLINED PLANE PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: THE WEST LINE OF SAID INCLINED PLANE BEGINNING ON THE SOUTH LINE OF SAID LOT 7 WHICH BEARS NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST, 43.53 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 23.69 FEET AT THE ELEVATION OF 35.70 FEET CHICAGO CITY DATUM; THE EAST LINE OF SAID INCLINED PLANE BEGINNING ON THE SOUTH LINE OF SAID LOT 7 WHICH BEARS NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST, 53.55 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 23.68 FEET AT THE ELEVATION OF 36.77 FEET CHICAGO CITY DATUM; ALSO THAT PORTION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET CHICAGO CITY DATUM AND LYING BELOW AN INCLINED PLANE PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: THE WEST LINE OF SAID INCLINED PLANE BEGINNING ON THE NORTH LINE OF LOT 6 IN CHARLES SHERMAN'S SUBDIVISION WHICH BEARS NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST, 42.48 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 22.46 FEET AT THE ELEVATION OF 35.70 FEET CHICAGO CITY DATUM; THE EAST LINE OF SAID INCLINED PLANE BEGINNING ON THE NORTH LINE OF LOT 6 WHICH BEARS NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST, 60.91 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 22.47 FEET AT THE ELEVATION OF 32.64 FEET CHICAGO CITY DATUM; ALSO THAT PORTION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 27.15 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST ALONG THE SOUTH LINE OF LOT 7, 43.53 FEET; THENCE NORTH 23.69 FEET; THENCE EAST 10.02 FEET; THENCE NORTH 11.98 FEET; THENCE WEST 7.19 FEET, THENCE NORTH 19.60 FEET; THENCE WEST 1.05 FEET; THENCE NORTH 6.54; THENCE EAST 0.30 FEET; THENCE NORTH 29.59 FEET; THENCE EAST 7.86 FEET; THENCE NORTH 0.35 FEET; THENCE EAST 14.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH 8.87 FEET; THENCE 3.70 FEET; THENCE SOUTH 8.87 FEET; THENCE WEST 3.70 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. (EXCEPTION PARCEL "A" ALSO KNOWN AS PROPOSED LOT 2 IN THE 1400 MUSEUM PARK SUBDIVISION.)

EXCEPTION PARCEL "B"

THAT PART OF LOT 6 IN SHERMAN'S SUBDIVISION AND LOTS 1 THROUGH 7 IN CHARLES BUSBY'S SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14; EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.94 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 27.45 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ALONG THE EAST LINE OF SAID LOTS, 52.81 FEET TO THE POINT OF BEGINNING; THENCE WEST 24.92 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 21.73 FEET, AN ARC LENGTH OF 5.62 FEET, A CHORD DISTANCE OF 5.61 FEET, AND CHORD BEARING NORTH 07 DEGREES 24 MINUTES 38 SECONDS WEST TO A POINT OF TANGENCY; THENCE NORTH 48.18 FEET; THENCE EAST TO THE EAST LINE OF SAID LOTS 25.66 FEET; THENCE SOUTH 53.74 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS (EXCEPTION PARCEL "B" ALSO KNOWN AS PROPOSED LOT 3 IN THE 1400 MUSEUM PARK RESUBDIVISION);

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0812216018, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.