



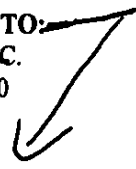
PREPARED BY: 2/3  
Borla, North & Associates, P.C.  
6912 S. Main Street, #200  
Downers Grove, IL 60516

Doc#: 1612741024 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/06/2016 08:57 AM Pg: 1 of 3

16011801357

MAIL TAX BILL TO:  
Akash Patnaik and Vikas Patnaik  
1841 S Calumet Avenue, Units 2107 & GU-70  
Chicago, IL 60616-4816

MAIL RECORDED DEED TO:  
Borla, North & Associates, P.C.  
6912 S. Main Street, Suite 200  
Downers Grove, IL 60516



Borla North & Associates  
6912 S. Main Street #200  
Downers Grove, IL 60516

**JOINT TENANCY WARRANTY DEED**  
Statutory (Illinois)

THE GRANTOR, Regina A. Lenz, 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 Akash Patnaik and Vikas Patnaik as joint tenants, of 33 Pond Avenue #2401, Berkline, Massachusetts 02445, not as Tenants in Common but as Joint Tenants, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1: Unit 2107 and GU-70, together with an undivided percentage interest of the common elements in the Museum Park Place Condominium, as delineated on a survey of that part of the following described tract, said tract being comprised of the hereinafter described Parcels C, C-1 and Three, all taken together, all in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, said parcels more particularly described as follows:

PARCEL C: That part of the lands of the Illinois Central Railroad Company in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: Commencing on the Westerly right of way line of said railroad, at the intersection of said line with the Northerly line of 23rd Street viaduct, said Northerly line being 60 feet (measured perpendicularly) Northerly of and parallel with the center line of the existing structure; thence North 16 degrees 37 minutes 38 seconds West along said Westerly right of way line, a distance of 1500.00 feet to the point of beginning for that part hereinafter described; thence North 73 degrees 22 minutes 22 seconds East, parallel with said Northerly line of the 23rd Street viaduct, a distance of 151.02 feet; thence Northwesterly along the arc of a circle convex to the Easterly with a radius of 5738.60 feet, the chord of said arc having a bearing of North 17 degrees 59 minutes 18 seconds West, a distance of 240.13 feet; thence North 19 degrees 11 minutes 14 seconds West along a straight line tangent to last described arc of a circle, a distance of 595.75 feet to a point of curve; thence Northwesterly along the arc of a circle convex to the Easterly tangent to last described straight line, with a radius of 1928.20 feet, the chord of said arc having a bearing of North 20 degrees 44 minutes 30 seconds West, a distance of 104.63 feet to the Eastward extension of the North line of East 18th Street; thence South 89 degrees 59 minutes 21 seconds West along said Eastward extension, a distance of 117.47 feet to said Westerly right of way line of railroad; thence South 16 degrees 42 minutes 49 seconds East along said Westerly right of way line, a distance of 908.58 feet to the North line of E. 20th Street; thence South 16 degrees 37 minutes 38 seconds East continuing along said Westerly right of way line, a distance of 64.46 feet to the point of beginning, in Cook County, Illinois.

ALSO

PARCEL C-1: The South 55 feet of that part of Lot 1 lying East of Calumet Avenue in Block 5 in William Jones Addition to Chicago, the North 9 feet of the South 64 feet of Lot 1 lying East of Calumet Avenue in Block 5 in William Jones Addition to Chicago; the North 55 feet of Lot 1 lying East of Calumet Avenue in Block 5 in William Jones Addition to Chicago; all those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the Southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying West of the West line of the right of way of the Illinois Central Railroad and East of Calumet Avenue, as now laid out and marked on the plat of Meeker's Addition to Chicago, Illinois as Lot "AA", in Cook County, Illinois, and described as follows, to wit: an undivided half of all that portion of the above described premises, lying East of the North 68 feet of Lot 6 in Clarke's Subdivision of Lots 51 and 52 and other property in said Block 10 included between 2 lines running East and West and formed by the prolonging Eastwardly the North and South lines of original Lots 51 and 52 in Block 10; also all that portion of the remainder of the premises in question falling within Lot 6 and to the South 62 feet of said Lot 52 and undivided half of those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the Southwest fractional quarter of Section 22, Township 39

Handwritten signatures and initials

# UNOFFICIAL COPY

North, Range 14 East of the Third Principal Meridian, lying West of the West line of the right of way of the Illinois Central Railroad and East of the East line of Calumet Avenue, as now laid out and marked on the plat of Meeker's Addition to Chicago as Lot "AA", described as all that portion lying East of the North 68 feet of Lot 6 in Clarke's Subdivision of Lots 51 and 56 and the North 55 feet of Lots 52 and 55 of said Block 10 included between 2 lines running East and West and formed by prolonging Eastwardly the North and South lines of said original Lots 51 and 55, in Cook County, Illinois.

ALSO

**PARCEL THREE:** Lot 14 in Culver and Others Subdivision of Lots 2 and 3 in Block 5 in Jones Addition to Chicago with Lots 2 in Block 11 and 3 and 4 in Block 12 in Assessor's Division in the Southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

That part of the aforesaid tract being more particularly described as follows: Commencing at the point of intersection of the Eastward extension of the North line of East 18th Street with the Westerly right of way line of the Illinois Central Railroad Company aforesaid, thence South 16 degrees 42 minutes 49 seconds East along said Westerly right of way line 215.27 feet to the North line of Meeker's Addition to Chicago aforesaid; thence South 89 degrees 58 minutes 39 seconds West along said North line 2.09 feet to the Easterly line of South Calumet Avenue; thence South 16 degrees 42 minutes 49 seconds East along the Easterly line of South Calumet Avenue 7.95 feet to the point of beginning; thence South 16 degrees 42 minutes 49 seconds East along the Easterly line of South Calumet Avenue 218.34 feet; thence Southerly along the Easterly line of South Calumet Avenue 57.16 feet, being the arc of a circle convex to the East, having a radius of 195.00 feet and whose chord bears South 8 degrees 18 minutes 59 seconds East a distance of 56.95 feet; thence South 00 degrees 04 minutes 52 seconds West along the Easterly line of South Calumet Avenue 37.56 feet; thence South 89 degrees 55 minutes 8 seconds East 17.06 feet; thence North 73 degrees 16 minutes 26 seconds East 142.00 feet to the Easterly line of said tract; thence North 19 degrees 11 minutes 14 seconds West along the Easterly line of said tract 315.86 feet; thence South 73 degrees 16 minutes 26 seconds West 125.53 feet to the point of beginning, which survey is attached to the Declaration of Condominium recorded as Document Number 0623316047, together with an undivided percentage interest in the common elements, in Cook County, Illinois.

**PARCEL 2:** The exclusive right to use Storage Space S-172, a limited common element, as delineated on the survey attached to the Declaration aforesaid recorded as Document 0623316047.

Permanent Index Number(s): 17-22-310-015-1172


Permanent Index Number(s): 17-22-310-015-1264

Property Address: 1841 S. Calumet Avenue, Units 2107 and GU-70, Chicago, IL 60616-4516

Subject, however, to the general taxes for the year of 2015 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.



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

TO HAVE AND TO HOLD said premises not in TENANCY IN COMMON but in JOINT TENANCY forever.

REAL ESTATE TRANSFER TAX		28-Apr-2016
	CHICAGO:	4,350.00
	CTA:	1,740.00
	<b>TOTAL:</b>	<b>6,090.00</b>

17-22-310-015-1172 | 20160401695286 | 0-814-043-456

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		28-Apr-2016
	COUNTY:	290.00
	ILLINOIS:	580.00
	<b>TOTAL:</b>	<b>870.00</b>

17-22-310-015-1172 | 20160401695286 | 0-189-583-680

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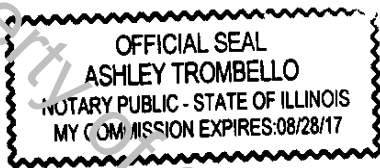
Dated this 20 day of April, 2016

*Regina A. Lenz*  
Regina A. Lenz

STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF DUPAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Regina A. Lenz, a single person, 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 notarial seal, this 20 day of April, 2016



*Ashley Trombello*  
Notary Public  
My commission expires: 08/28/17

*Property of Cook County Clerk's Office*