

UNOFFICIAL COPY

Warranty Deed



1613410139

Doc#: 1613410139 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/13/2016 12:53 PM Pg: 1 of 2

Above Space for Recorder's Use Only

THE GRANTOR(s) MELISSA A MCGRANE, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to CHRISTINE BERRY of Illinois, the following described Real Estate situated in the County of COOK in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2014 and subsequent years; Covenants, conditions and restrictions of record, if any;

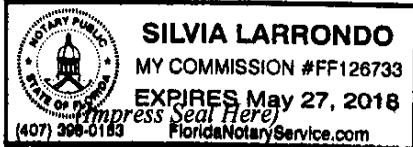
Permanent Real Estate Index Number(s): 14-18-124-038-1004

Address(es) of Real Estate:
1842 W IRVING PARK RD #204
CHICAGO, IL 60613-2960

The date of this deed of conveyance is 05 / 09 / 2016

MELISSA A MCGRANE

State of Illinois, County of Lorion SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signatory(s) whose name is Silvia Larrondo 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 27/05/2016

Notary Public

BOX 15

(My Commission Expires May 27, 2018)

SCY
P2
SN
SCY
INTA

FIDELITY NATIONAL TITLE CHILMONT 174

10f2

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REAL ESTATE TRANSFER TAX	09-May-2016
COUNTY:	202.50
ILLINOIS:	405.00
TOTAL:	607.50

REAL ESTATE TRANSFER TAX	09-May-2016
CHICAGO:	3,037.50
CTA:	1,215.00
TOTAL:	4,252.50 *

14-18-424-038-1004 | 20160301682817 | 0-377-825-600

14-18-424-038-1004 | 20160301682817 | 1-103-178-048

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

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LEGAL DESCRIPTION

For the premises commonly known as: 1842 W IRVING PARK RD #204, CHICAGO, IL 60613-2960

Legal Description:

PARCEL 1: UNIT 204 IN THE ECO-NORTH I CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOTS 25, 26, AND 27 IN BLOCK 4 IN CUYLER ADDITION TO RAVENSWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT RAILROAD) OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPT THE SOUTH 60.00 FEET OF THE WEST 17.50 FEET OF LOT 34 AND THE SOUTH 60.00 FEET OF THE EAST 0.50 FEET OF LOT 33 IN BLOCK 4 AFORESAID); EXCEPT THE FOLLOWING:

THAT PART OF LOTS 25, 26 AND 27 (TAKEN AS A TRACT) IN BLOCK 4 IN CUYLER ADDITION TO RAVENSWOOD, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) (EXCEPT RAILROAD) OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +18.89 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.89 FEET CHICAGO CITY DATUM, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT, BEING THE SOUTHWEST CORNER OF SAID LOT 25, THENCE SOUTH 89 DEGREES 42 MINUTES 40 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT FOR A DISTANCE OF 12.70 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 1.53 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 42 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 58.60 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 26.07 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 14.34 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 10.03 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 5.80 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 2.50 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 5.35 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 3.95 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 24.80 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 68.01 FEET AND AN ARC LENGTH OF 30.26 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 16 DEGREES 16 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 30.01 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 8.70 FEET TO THE POINT OF BEGINNING; ALONG WITH THAT PART OF SAID TRACT, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +28.54 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.89 FEET CHICAGO CITY DATUM, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT, BEING THE SOUTHWEST CORNER OF SAID LOT 25, THENCE SOUTH 89 DEGREES 42 MINUTES 40 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT FOR A DISTANCE OF 12.70 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 1.53 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 58.60 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 26.07 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 14.34 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 10.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 12 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 2.43 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 35.40 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 68.01 FEET AND AN ARC LENGTH OF 1.12 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 29 DEGREES 30 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 1.12 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 24.30 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 3.95 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 5.35 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 2.50 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 5.80 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0905734043, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-7, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0905734043.

This instrument was prepared by:

Mark Edison
Law Office Mark E. Edison PC
1415 W. 22nd Street Tower Floor
Oak Brook, IL 60523

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Send subsequent tax bills to:

See
Christine M. Berry
1842 W. Irving Park Rd.
Unit 204
Chicago, IL 60613-2960

Recorder-mail recorded document to:

Scannell + Associates PC
9901 S. Western Ave.
Suite 100
Chicago, IL 60643