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WARRANTY DEED ILLINOIS STATUTORY

RHSP FEE:S9.88RPRF FEE S1.88

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 18/11/2016 03:35 PM PG: 1 OF

THE **GRANTOR**, TROY DICKERSON, a single woman, the wife, for and in consideration of TEN & 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT TO **GRANTEE**, RACHAEL FLIEGELMAN, of Unit 1609 at 1322 S. Prairie, Chicago, Illinois 60605, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to with

LEGAL DESCRIPTION: See Attached

Permanent Real Estate Index Number(s):

17-22-110-160-1219 (Unit) and

17-22-110-100-1-100 (Parking Space)

Address of Real Estate:

Unit 1911 at 1322 S. Prairie, Chicago, Illinois 60605

Dated this 23 * d day of September, 2016

Trov Dickerson

REAL ESTATE TRA	NSFER TAX	26-Sep-2016
ACTION ACTION	CHICAGO:	2,437.50
	CTA:	975.00
	TOTAL:	3,412.50 *
	10 000004004170	2 038 409-024

17-22-110-100-1219 | 20160901661170 | 2-038-409-024

,-				26-Sep-2016
i	REAL ESTATE	TRANSFER	ILLINOIS:	162.50 325.00 487.50
	17-22-110	100-1219	20160901661170	0-978-565-852

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

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STATE OF ILLINOIS)	
)	SS
COUNTY OF COOK)	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Troy Dickerson, 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.

Given under my hand and official seal, this 23nd day of September, 2016

_(Notary Public)

OFFICIAL SEAL
JORY IVES CHELIN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/10/2018

This instrument was prepared by: Jory Ives Chelin

CHELIN LAW GROUP

1454 Miner States. Des Plaines, IL 60010

After Recording Mail To:

Rachael Fliegelman Unit 1911 at 1322 S. Prairie Chicago, Illinois 60605 Send subsequent tax bills to:

Rachael Fliegelman Unit 1911 at 1322 S. Prairie Chicago, Illinois 60605

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File No.: PTC24759 UNOFFICIAL COPY

Property Address:

1322 S. PRAIRE AVENUE, UNIT 1911,

CHICAGO IL 60605

Legal Description:

PARCEL 1:

UNIT 1911 AND GU-180 THE TOWER I RESIDENCES CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 1 IN CONOR'S SUBDIVISION BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, SAID WEST LINE BEING THE EAST LINE OF S. INDIANA AVENUE PER DOCUMENT 93954909, 133.49 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST, A DISTANCE OF 85.82 FET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST, A DISTANCE OF 131.44 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 217.49 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST, A DISTANCE OF 131.52 FE':: THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 217.49 FEET TO THE POINT OF 3EGINNING, ALL IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020457530 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE CENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED AND:

THAT PART OF LOTS 1, 2, 3 AND 4, TAKEN AS A TYACT, IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DESCRIBED AS FOLLOWS:

EASEMENT PARCEL A:

THE NORTH 50.0 FEET OF LOT 1 IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EASEMENT PARCEL B:

THAT PART OF LOTS 1, 2, 3 AND 4 IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 30 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 50.0 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST, A DISTANCE OF 217.22 FEET TO THE POINT OF PAGINNING; THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST, A DISTANCE OF 47.0 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 166.35 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 118.63 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 50.12 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A PTC24759

SOUTH TO DESPER JONANUITES COSECONDS EAST, A DISTANCE OF 65:30 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 18.48 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 264.62 FEET TO A POINT IN THE SOUTH LINE OF SAID LOTS 2 AND 3, SAID SOUTH LINE BEING THE NORTH LINE OF E. 14TH STREET EXTENSION PER DOCUMENT NO.96189122; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 46.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 211.03 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 52.0 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 51.01 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST, A DISTANCE OF 5.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 60.86 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST, A DISTANCE OF 213.40 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST, A DISTANCE OF 12.0 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST, A DISTANCE OF 23.33 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 23.33 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST, A DISTANCE OF 8.0 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 261.42 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST, A DISTANCE OF 8.0 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 23.33 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST, A DISTANCE OF 23.33 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST, A DISTANCE OF 12.0 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST, A DISTANCE OF 150.66 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS VEST, A DISTANCE OF 51.36 FEET TO THE POINT OF BEGINNING, (EXCEPTION THEREFROM THE FOLLOWING DESCRIBED 2 PARCELS OF LAND:

EXCEPTION PARCEL 1:

BEGINNING AT A POINT 90.16 FEET NOTTH AND 85.82 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 01 MINULES 19 SECONDS EAST, A DISTANCE OF 217.49 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST, A DISTANCE OF 131.44 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 217.49 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST; A DISTANCE OF 131.52 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL 2:

BEGINNING AT A POINT 85.39 FEET NORTH AND 227.34 FEFT EAST OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST. A DISTANCE OF 74.58 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1/5.63 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 74.58 FEET; THENCE SOUTH 90 DEGREES OO MINUTES 00 SECONDS WEST, A DISTANCE OF 108.63 FEET TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

EASEMENT PARCEL C:

THE SOUTH 5.0 FEET OF THE WEST 280.0 FEET OF LOT 1 IN CONOR'S SUBDIVISION, E EIN'S A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE TH'KE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS), IN COOK COUNTY, ILLINOIS.

SAID EASEMENTS CREATED BY GRANT OF ACCESS EASEMENTS MADE BY MUSEUM PARK EAST, L.L.C. RECORDED APRIL 22, 2002 AS DOCUMENT 0020457528;

PARCEL 3:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-219, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020457530.

Permanent Index No.: 17-22-110-100-1219, 17-22-110-100-1400