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WARRANTY DEED GENERAL

Doc#: 1635018031 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/15/2016 10:36 AM Pg: 1 of 4

Dec ID 20161201689560
ST/CO Stamp 1-116-088-512 ST Tax \$26.00 CO Tax \$13.00
City Stamp 2-060-847-296 City Tax: \$273.00

1635018031 (1635018031)

Chicago Title

Admin End

THE GRANTOR(S), BRENT J. KOZEL, married to Courtney Kozel, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration,

in hand paid, convey(s) and warrant(s) to JOHN M. SLATER, OR MICHELE A. SLATER, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE JOHN M. SLATER LIVING TRUST, DATED JUNE 20, 2002, AND ANY AMENDMENTS THERETO

(Grantee's Address) of 20639 Abbey Drive, Frankfort, Illinois 60423, of the County of Will, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

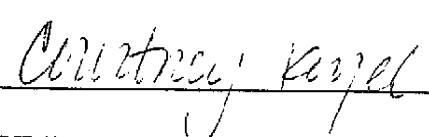
hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

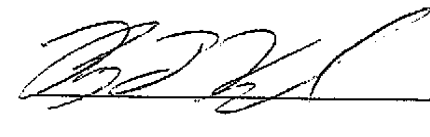
Permanent Real Estate Index Number(s): 14-20-205-030-1055

Address of Real Estate: 3920 N. Sheridan Rd., Parking Space P-22, Chicago, Illinois 60613

Dated this 5th day of December, 2016

Note: Courtney Kozel is signing solely for the purpose of waiving homestead rights.


COURTNEY KOZEL


BRENT J. KOZEL

Property of Cook County Clerk's Office

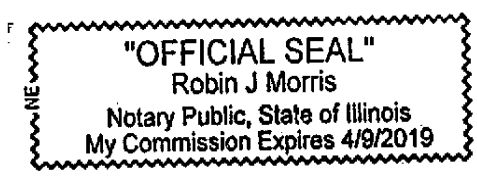
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STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Courtney Kozel and Brent J Kozel personally known to me to be the person(s) whose name(s) ~~have~~ 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 5th day of December, 2016

Robin Morris (Notary Public)



Property of Cook County Clerk's Office

Prepared By:
Julie A. Moltz-Matgous
P.O. Box 5999
Vernon Hills, Illinois 60061

Mail To: Ken Bellah
525 W. Monroe St. #2360
Chicago, IL 60661

Name and Address of Taxpayer/Address of Property:
John M. Slater
3920 N. Sheridan Rd.
#506
Chicago, IL 60613

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EXHIBIT "A" LEGAL DESCRIPTION

UNIT P-22 IN LAKEVIEW STATION CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3 AND 4 IN THOMAS S. WALKER'S SUBDIVISION OF PART OF BLOCK 3 IN LAFLIN, SMITH AND DYERS SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1900 AS DOCUMENT NUMBER 294556, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM:

COMMERCIAL UNIT C-1

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 11.85 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 25.06 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS, 1, 2, 3 AND 4, TAKEN AS A SINGLE TRACT, IN THOMAS S. WALKER'S SUBDIVISION OF PART OF BLOCK 3 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1900 AS DOCUMENT 294556, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, BEING THE NORTHEAST CORNER OF SAID LOT 4 AND THE INTERSECTION OF THE SOUTH LINE OF WEST DAKIN STREET WITH THE WEST LINE OF NORTH SHERIDAN ROAD; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 51.43 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 59 MINUTES 51 SECONDS MEASURED COUNTER-CLOCKWISE, NORTH TO WEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 2.99 FEET TO A POINT ON THE EXTERIOR FACE OF A FIVE STORY BRICK BUILDING COMMONLY KNOWN AS 3920 NORTH SHERIDAN ROAD IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 2.00 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE SOUTH, A DISTANCE OF 25.45 FEET; NORTH, A DISTANCE OF 46.55 FEET; EAST, A DISTANCE OF 31.44 FEET; NORTH A DISTANCE OF 1.66 FEET; EAST A DISTANCE OF 6.73 FEET TO THE POINT OF BEGINNING.

ALSO COMMERCIAL UNIT-2

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 11.85 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 25.06 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS, 1, 2, 3 AND 4, TAKEN AS A SINGLE TRACT, IN THOMAS S. WALKER'S SUBDIVISION OF PART OF BLOCK 3 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1900 AS DOCUMENT 294556, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, BEING THE NORTHEAST CORNER OF SAID LOT 4 AND THE INTERSECTION OF THE SOUTH LINE OF WEST DAKIN STREET WITH THE WEST LINE OF NORTH SHERIDAN ROAD; THENCE SOUTH

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ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 37.50 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 50 MINUTES 51 SECONDS MEASURED COUNTER-CLOCKWISE, NORTH TO WEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 2.99 FEET TO A POINT ON THE EXTERIOR FACE OF A FIVE STORY BRICK BUILDING COMMONLY KNOWN AS 3920 NORTH SHERIDAN ROAD IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 2.00 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED. A DISTANCE OF 57.09 FEET; SOUTH, A DISTANCE OF 7.21 FEET; WEST, A DISTANCE OF 38.81 FEET; NORTH, A DISTANCE OF 34.56 FEET; EAST, A DISTANCE OF 3.03 FEET; NORTH, A DISTANCE OF 4.98 FEET; EAST A DISTANCE OF 88.33 FEET; SOUTHEAST ALONG A LINE MAKING AN ANGLE OF 134 DEGREES 09 MINUTES 09 SECONDS MEASURED COUNTER-CLOCKWISE, NORTHWEST TO SOUTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 28.05 FEET TO THE POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0617939031, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: Declaration of Condominium and all amendments; including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act; covenants, conditions and restrictions of record and public and utility easements; general real estate taxes for 2016 and subsequent years; and acts done or suffered by or through Grantee.

P.I.N.: 14-20-205-030-1055

Commonly known as: 3920 North Sheridan Rd., P-22, Chicago, Illinois 60613