


# UNOFFICIAL COPY



JP Title Guaranty, Inc.

Warranty Deed  
ILLINOIS STATUTORY  
Individual



\*1713519001I\*

Doc# 1713519001 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/15/2017 09:38 AM PG: 1 OF 3

J.P. TITLE 17-001350  
10/18

THE GRANTOR(S) Christopher O'Hara, a single man, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten And No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Bradley Wettersten, of 3820 N Greenwood, Chicago IL 60613 all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Units PH-3 And P-52 In The Armitage Francis Condominiums As Depicted On The Plat Of Survey Of The Following Described Real Estate:

The East 12 Feet Of Lot 23, All Of Lots 24 To 31 And The East 12 Feet Of Lot 32 In W.O. Cole's Subdivision Of Lots 7 To 12, 19 To 26 Inclusive In Block 5 In Stave's Subdivision Of That Part Of The Northeast 1/4 Of Section 36, Township 40 North, Range 13, East Of The Third Principal Meridian, Lying Southwest Of North Western Plank Road, In Cook County, Illinois.

Excepting Therefrom:  
Commercial Property

That Property And Space Contained Within And Between A Certain Horizontal Plane Located 17.81 Feet Above Chicago City Datum And That Certain Other Horizontal Plane Located 30.13 Feet Above Chicago City Datum Lying Within The Boundaries Projected Vertically Of That Part Of The East 12 Feet Of Lot 23, All Of Lots 24 To 31 And The East 12 Feet Of Lot 32, All Taken As A Single Tract, In W.O. Cole's Subdivision Of Lots 7 To 12, 19 To 26, Inclusive, In Block 5 In Stave's Subdivision Of That Part Of The Northeast 1/4 Of Section 36, Township 40 North, Range 13 East Of The Third Principal Meridian, Lying Southwest Of North Western Plank Road, In Cook County, Illinois Described As Follows: Commencing At The Southwest Corner Of Said Tract, Being Also The Point Of Intersection Of The North Line Of West Armitage Avenue With The East Line Of A Public Alley; Thence East Along The South Line Of Said Tract, A Distance Of 102.39 Feet; Thence North Along A Line Making An Angle Of 90 Degrees 01 Minutes 12 Seconds Measured Counter-clockwise, East To North From The Last Described Course Extended, A Distance Of 1.42 Feet To A Point On The Vertical Line Of Intersection Of The Interior Faces Of Two Walls Of A Six Story Brick Building Commonly Known As 2740 West Armitage Avenue In Chicago, 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 West, A Distance Of 17.00 Feet; North, A Distance Of 0.65 Feet; West, A Distance Of 0.92 Feet; South, A Distance Of 0.65 Feet; West, A Distance Of 20.46 Feet; North, A Distance Of 0.65 Feet; West, A Distance Of 0.92 Feet; South, A Distance Of 0.65 Feet; West, A Distance Of 10.98 Feet; North, A Distance Of 0.65 Feet; West, A Distance Of 0.90 Feet; South, A Distance Of 0.65 Feet; West, A Distance Of 5.02 Feet; North, A Distance Of 8.15 Feet; East, A Distance Of 0.26 Feet; North, A Distance Of 11.25 Feet; West, A Distance Of 2.00 Feet; North, A Distance Of 11.86 Feet; East, A Distance Of 17.04 Feet; North, A Distance Of 15.60 Feet; West, A Distance Of 10.07 Feet; North, A Distance Of 9.90 Feet; East, A Distance Op 10.07 Feet; North, A Distance Of 0.30 Feet; East, A Distance Of 22.90 Feet; South, A Distance Of 14.33 Feet; East, A Distance Of 7.65 Feet; South, A Distance Of 8.01 Feet; East, A Distance Of 12.05 Feet; South, A Distance Of 26.22 Feet; West, A Distance Of 1.70 Feet; South, A Distance Of 8.50 Feet To The Point Of Beginning. And Also Parking Area For Commercial Property That Property And Space Contained Within And Between A Certain Horizontal Plane Located 17.72 Feet Above Chicago City Datum And That Certain Other Horizontal Plane Located 27.78 Feet Above Chicago City Datum Lying Within The Boundaries Projected Vertically Of That Part Of The East

BM

REAL ESTATE TRANSFER TAX		15-May-2017
COUNTY:		217.50
ILLINOIS:		435.00
TOTAL:		652.50

13-36-228-046-1086 | 20170501652322 | 2-005-098-944

REAL ESTATE TRANSFER TAX		15-May-2017
CHICAGO:		3,262.50
CTA:		1,305.00
TOTAL:		4,567.50

13-36-228-046-1086 | 20170501652322 | 0-068-026-048

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

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12 Feet Of Lot 23, All Of Lots 24 To 31 And The East 12 Feet Of Lot 32, All Taken As A Single Tract, In W.O. Cole's Subdivision Of Lots 7 To 12, 19 To 26, Inclusive, In Block 5 In Stave's Subdivision Of That Part Of The Northeast 1/4 Of Section 36, Township 40 North, Range 13 East Of The Third Principal Meridian, Lying Southwest Of North Western Plank Road, In Cook County, Illinois Described As Follows: Commencing At The Southwest Corner Of Said Tract, Being Also The Point Of Intersection Of The North Line Of West Armitage Avenue With The East Line Of A Public Alley; Thence North Along The West Line Of Said Tract, A Distance Of 2.31 Feet To The Point Of Beginning Of The Parcel Herein Described; Thence Continuing North Along The Last Described Course Extended, A Distance Of 57.07 Feet; Thence East Along A Line Making An Angle Of 89 Degrees 37 Minutes 59 Seconds Measured Counter-Clockwise, South To East From The Last Described Course, Being Along The Westward Extension Of The Line Of The Face Of An Interior Wall Of A Six Story Brick Building Commonly Known As 2740 West Armitage Avenue In Chicago, A Distance Of 24.60 Feet; Thence The Following Eight Courses And Distances Being Along The Faces Of Interior Walls Of Said Building And At Right Angles To Each Preceding Course: South, 22.70 Feet; East, 4.27 Feet; South, 4.90 Feet; West, 4.27 Feet; South, 30.75 Feet; West, 22.23 Feet; North, 1.28 Feet; Thence West 1.97 Feet To The Point Of Beginning.

Which Plat Of Survey Is Attached As Exhibit "B" To The Declaration Of Condominium Ownership, Recorded December 26, 2007, In The Office Of The Recorder Of Deeds Of Cook County, IL, As Document Number 0736015121, And Amendment To Include Additional Land Recorded On March 28, 2008, As Document 0808816037 And As Amended From Time To Time, Together With Its Undivided Percentage Interest In The Common Elements, In Cook County, Illinois.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

SUBJECT TO:

General Real Estate Taxes for 2016 2nd Installment, 2017 and subsequent years not yet due or payable;  
Covenants, Conditions and Restrictions of Record; Building Lines and Easements, if any.

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): 13-36-228-046-1086 and 13-36-228-046-1102  
Address(es) of Real Estate: 2740 W. Armitage Avenue, Unit PH3, Chicago, IL 60647

Dated this 1st day of May, 2017.

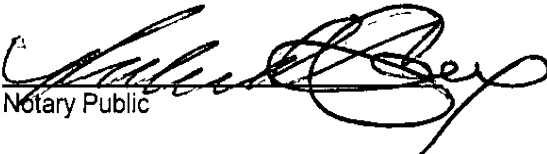
  
\_\_\_\_\_  
Christopher O'Hara

STATE OF Illinois

County OF Cook

I, the undersigned, a Notary Public for the County of Cook and State of Illinois, do hereby certify that Christopher O'Hara, a single man personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st of May, 2017.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

(SEAL)



**Prepared By:**  
Richard M. Craig  
134 N. LaSalle Street, Suite 1330  
Chicago, IL 60602

**Mail To:**  
Charles L. Goodbar III  
724 W Washington Blvd  
Chicago, IL 60661

**Name and Address of Taxpayer:**  
Bradley Wettersten  
2740 W. Armitage Avenue, Unit PH3  
Chicago, IL 60647