

# UNOFFICIAL COPY

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## WARRANTY DEED ILLINOIS STATUTORY

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607



Doc# 1719929029 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/18/2017 10:09 AM PG: 1 OF 5

THE GRANTOR(S)

**Stephen W. Lester and Rachel S. Goldstein, husband and wife**

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

*an unmarried*  
**Adriana Rivera, single woman**

of Chicago, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

Subject to 2016 taxes and subsequent years.

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): 17-22-105-037-1010

Address(es) of Real Estate: 1334 S Indiana Pkwy, Chicago, IL 60605

Dated this 15 day of June, 2017.

Stephen W. Lester

Rachel S. Goldstein

CCRD REVIEW

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STATE OF ILLINOIS, COUNTY OF Cook

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

Stephen W. Lester & Rachel S. Goldstein

personally known to me to be the same person(s) whose name(s) are 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 13<sup>th</sup> day of June, 2017.



(Notary Public)

Prepared by:

Keil M Larson  
35 East Wacker Drive Suite 650  
Chicago, Illinois 60601



Mail to:

Michael Gunderson  
2155 W Roscoe St  
Chicago, IL 60618

Name and Address of Taxpayer:

Adriana Rivera  
1334 S Indiana Parkway  
Chicago, Illinois 60605

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## EXHIBIT "A"

PARCEL 1: UNIT 1334 IN PARK WEST TOWNHOMES CONDOMINIUMS, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF CERTAIN LOTS, BLOCKS, STREETS, PRIVATE STREETS AND ALLEYS AND PART OF THE LANDS OF THE ILLINOIS CENTRAL RAILROAD COMPANY ALL IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SOUTH MICHIGAN AVENUE WITH THE SOUTH LINE OF ROOSEVELT ROAD AS DEDICATED PER DOCUMENT NUMBER 93954909; THENCE NORTH 89 DEGREES 55 MINUTES 25 SECONDS EAST ALONG SAID SOUTH LINE, 324.58 FEET TO THE WEST LINE OF SOUTH INDIANA AVENUE AS DEDICATED PER DOCUMENT NUMBER 93954909; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SOUTH INDIANA AVENUE AFORESAID, 575.78 FEET TO A POINT HEREINAFTER DESIGNATED POINT "A", SAID POINT "A" BEING ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 13 STREET; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 13th STREET AFORESAID, 177.42 FEET TO THE EAST LINE OF AN 18 FOOT PUBLIC ALLEY; THENCE SOUTH 00 DEGREES 03 MINUTES 35 SECONDS WEST ALONG THE EAST LINE OF AN 18 FOOT PUBLIC ALLEY, AFORESAID, 115.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST, 68.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 18 SECONDS EAST, 15.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST, 109.49 FEET TO A POINT ON THE WEST LINE OF SOUTH INDIANA AVENUE, AFORESAID, SAID POINT BEING 130.00 FEET SOUTHERLY OF SAID POINT "A" AS MEASURED ALONG SAID WEST LINE OF SOUTH INDIANA AVENUE, THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SOUTH INDIANA AVENUE, AFORESAID, 412.16 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 32; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 32, A DISTANCE OF 97.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 192.05 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST, A DISTANCE OF 9.0 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 24.0 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST, A DISTANCE OF 9.0 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 192.05 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST, A DISTANCE OF 80.51 FEET TO A POINT IN THE EAST LINE OF A 18 FOOT PUBLIC ALLEY; THENCE SOUTH 00 DEGREES 03 MINUTES 35 SECONDS WEST ALONG THE EAST LINE OF AN 18 FOOT PUBLIC ALLEY, A DISTANCE OF 408.03 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 32; THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST, A DISTANCE OF 80.78 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 15, 2002 AS DOCUMENT NO. 0020058466, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS OVER THE SIDEWALKS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE GRANT OF EASEMENT RECORDED SEPTEMBER 17, 2001 AS DOCUMENT NUMBER 0010860395 RERECORDED SEPTEMBER 21, 2001 AS DOCUMENT NUMBER 0010882261, MADE BY AND BETWEEN CHICAGO TITLE LAND TRUST COMPANY (FORMERLY KNOWN AS CHICAGO TITLE AND TRUST COMPANY) AS TRUSTEE UNDER A TRUST AGREEMENT DATED JUNE 27, 1989 AND KNOWN AS TRUST NUMBER 1093252, 13TH STREET LOFTS, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND MUSEUM PARK, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY.

**UNOFFICIAL COPY****REAL ESTATE TRANSFER TAX**

30-Jun-2017

**CHICAGO:**

5,471.25

**CTA:**

2,188.50

**TOTAL:**

7,659.75 \*

17-22-105-037-1010 | 20170601673550 | 0-624-523-712

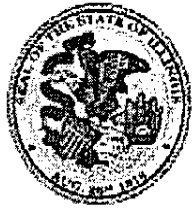
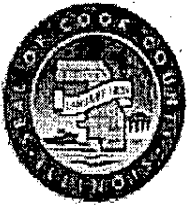
\* Total does not include any applicable penalty or interest due.

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## REAL ESTATE TRANSFER TAX

30-Jun-2017



<b>COUNTY:</b>	364.75
<b>ILLINOIS:</b>	729.50
<b>TOTAL:</b>	1,094.25

17-22-105-037-1010

| 20170601673550 | 0-639-248-832