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Chicago Title Insurance Company
Warranty DEED
ILLINOIS STATUTORY

Doc#. 1724046114 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/28/2017 10:08 AM Pg: 1 of 6

Dec ID 20170801608009
ST/CO Stamp 1-957-682-624
City Stamp 0-389-821-376

Property of Cook County Clerk's Office

THE GRANTOR(S), Patrick Degnan as bachelor, of the City of Oak Park, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Elizabeth Pedraza (GRANTEE'S ADDRESS) 2323 W. Pershing, Unit 102, Chicago, IL 60609 of the County of Cook, all interest in the following described Real Estate situated in the COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN

SUBJECT TO:

Covenants, conditions and restrictions of record, building lines and easements, and general real estate taxes not due and payable.

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): 20-06-100-123-1185
Address(es) of Real Estate: 2323 W. Pershing, PS-22, Chicago, IL 60609

Dated this 15th day of August, 2017

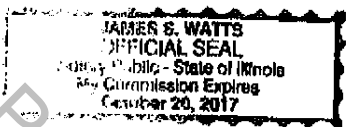
Patrick Degnan
Patrick Degnan

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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 Patrick Degnan, personally known to me to be the same person(s) whose name(s) is 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 15th day of August, 2017



James S. Waits (Notary Public)


Prepared By: Genevieve Halloran
30 Gale
River Forest, IL 60305

Mail To:
Kelley J Keating
384 S Addison Ave
Villa Park, IL 60181



Name & Address of Taxpayer:
Elizabeth Pedraza
2323 West Pershing, Unit 102, PS-93
Chicago, IL 60609

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAG (PH) 1 OF SECTION 2001-288 OF SAID ORDINANCE.

8/15/2017 James S. Waits
Date Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		21-Aug-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-06-100-123-1185 | 20170801608009 | 0-389-821-376
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		21-Aug-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-06-100-123-1185 | 20170801608009 | 1-957-682-624

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LEGAL DESCRIPTION

Order No.: 17013551WC

For APN/Parcel ID(s): 20-06-100-123-1185, and

UNIT PS-22 IN MCKINLEY PARK LOFTS CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY FOR MCKINLEY PARK LOFTS CONDOMINIUM, WHICH PLAT OF SURVEY IS PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 6 TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF WEST PERSHING ROAD (A PUBLIC STREET) SAID SOUTH LINE BEING A LINE 33 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHWEST 1/4 WHICH POINT IS 225 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4; AND RUNNING THENCE EAST ALONG SAID SOUTH LINE OF WEST PERSHING ROAD A DISTANCE OF 343.24 FEET, MORE OR LESS, TO A POINT 2096.39 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 AND RUNNING THENCE SOUTH ALONG A LINE WHICH IS PERPENDICULAR TO SAID SOUTH LINE OF WEST PERSHING ROAD, A DISTANCE OF 211 FEET; THENCE WEST ALONG A LINE PARALLEL TO SAID SOUTH LINE OF WEST PERSHING ROAD A DISTANCE OF 238.05 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE ARC OF A CIRCLE HAVING A RADIUS OF 760 FEET AND CONVEX SOUTHWESTERLY, SAID ARC OF A CIRCLE HAVING ITS SOUTHEASTERN TERMINUS AT A POINT 573 FEET SOUTH OF THE NORTH LINE AND 735 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4 AND ITS NORTHWESTERN TERMINUS AT A POINT 200 FEET SOUTH OF SAID NORTH LINE AND 305 FEET EAST OF SAID WEST LINE OF SAID NORTHWEST 1/4; THENCE NORTHWESTERLY ALONG SAID ARC OF 760 FOOT RADIUS A DISTANCE OF 50.33 FEET, MORE OR LESS, TO ITS HEREINBEFORE DESCRIBED NORTH WESTERN TERMINUS; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 185.51 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE 211 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST PERSHING ROAD (SAID SOUTH STREET LINE BEING A LINE 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4) WITH A LINE THAT IS DRAWN PERPENDICULAR TO SAID SOUTH LINE OF WEST PERSHING ROAD FROM A POINT THEREON WHICH IS 2096.39 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4; AND RUNNING THENCE SOUTH ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 246.84 FEET TO ITS INTERSECTION WITH THE ARC OF A CIRCLE HAVING A RADIUS OF 760 FEET AND CONVEX SOUTHWESTERLY, SAID ARC OF A CIRCLE HAVING ITS SOUTH EASTERN TERMINUS AT A POINT 573 FEET SOUTH OF THE NORTH LINE AND 735 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4 AND ITS NORTHWESTERN TERMINUS AT A POINT 200 FEET SOUTH OF SAID NORTH LINE AND 305 FEET EAST OF SAID WEST LINE OF SAID NORTHWEST 1/4; THENCE NORTHWESTERLY ALONG SAID ARC OF 760 FEET RADIUS, A

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LEGAL DESCRIPTION

(continued)

DISTANCE OF 345.91 FEET TO ITS INTERSECTION WITH SAID LINE 211 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF WEST PERSHING ROAD AND THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 238.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A PRIVATE STREET KNOWN AS SOUTH OAKLEY AVENUE LOCATED WITHIN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH RANGE 14. EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE CONCISELY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF WEST PERSHING ROAD (A PUBLIC STREET) SAID SOUTH LINE BEING A LINE 33 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHWEST 1/4 WHICH POINT IS 2096.39 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4; THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF WEST PERSHING ROAD A DISTANCE OF 457.34 FEET TO ITS INTERSECTION WITH THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 760.0 FEET, SAID ARC HAVING ITS SOUTHEASTERN TERMINUS AT A POINT 573 FEET SOUTH OF THE NORTH LINE AND 735 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4 AND ITS NORTHWESTERN TERMINUS AT A POINT 200 FEET SOUTH OF SAID NORTH LINE AND 305 FEET EAST OF SAID WEST LINE OF SAID NORTHWEST 1/4; THENCE SOUTHEASTERLY ALONG LAST DESCRIBED ARC TO ITS INTERSECTION WITH A LINE DRAWN PERPENDICULAR TO SAID SOUTH LINE OF WEST PERSHING ROAD AND 2046.39 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4, SAID POINT OF INTERSECTION BEING 487.65 FEET SOUTH OF THE SOUTH LINE OF WEST PERSHING ROAD; THENCE NORTH ALONG SAID LINE PERPENDICULAR TO SAID WEST PERSHING ROAD A DISTANCE OF 487.65 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF PERSHING ROAD; THENCE WEST 50 FEET ALONG THE SOUTH LINE OF WEST PERSHING ROAD TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 6 TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF WEST PERSHING ROAD (A PUBLIC STREET) SAID SOUTH LINE BEING A LINE 33 FEET SOUTH FROM AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4, AT A POINT WHICH IS 225.0 FEET EAST FROM THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 6; AND RUNNING THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, (WHICH IF EXTENDED WILL PASS THROUGH A POINT WHICH IS 200 FEET SOUTH FROM THE NORTH LINE AND 305 FEET EAST FROM THE WEST LINE OF SAID NORTHWEST 1/4) A DISTANCE OF 119.69 FEET TO THE POINT OF INTERSECTION OF SAID STRAIGHT LINE WITH A LINE WHICH IS 140.75 FEET MEASURED PERPENDICULAR, SOUTH FROM AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6; THENCE WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 76.62 FEET TO AN INTERSECTION WITH THE EAST LINE OF SOUTH WESTERN AVENUE BOULEVARD; THENCE NORTH ALONG SAID EAST LINE OF SOUTH WESTERN AVENUE BOULEVARD, (SAID EAST LINE BEING 200 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SAID SECTION 6), A DISTANCE OF 107.75 FEET TO AN INTERSECTION WITH SAID SOUTH LINE OF WEST PERSHING ROAD AS HEREINBEFORE DEFINED AND THENCE EAST ALONG SAID SOUTH LINE OF WEST PERSHING ROAD A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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LEGAL DESCRIPTION

(continued)

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 2, 2006 AS DOCUMENT NUMBER 0621413044, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

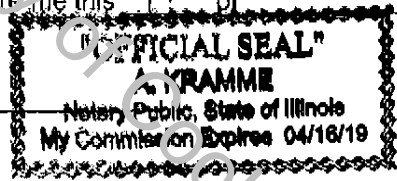
Dated: 08-16-17, 2017

[Signature]
Signature

Lisa M. Kramme
Print Name

Subscribed and sworn to before me this 16 of 8, 2017

[Signature]
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

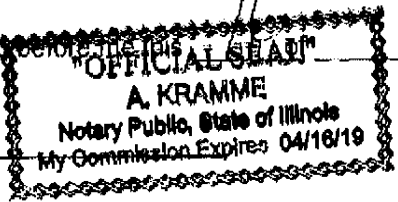
Dated: 08-16-17, 2017

[Signature]
Signature

Lisa M. Kramme
Print Name

Subscribed and sworn to before me this 16 of 8, 2017

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.