

# UNOFFICIAL COPY



\*1725712053D\*

**PREPARED BY:**

Edward Kusta, P.C.  
430 West Boughton Road  
Bolingbrook, IL 60440

Doc# 1725712053 Fee \$44.00

**MAIL TAX BILL TO:**

DANIYAR ARGYNOV  
1235 S. PRAIRIE AVENUE, UNIT 905  
CHICAGO, IL 60605

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/14/2017 01:49 PM PG: 1 OF 4

**MAIL RECORDED DEED TO:**

DANIYAR ARGYNOV  
1235 S. PRAIRIE AVENUE, UNIT 905  
CHICAGO, IL 60605

**FIDELITY NATIONAL TITLE**

0017011183  
1 of 2

**WARRANTY DEED**

Statutory (Illinois)

THE GRANTOR(S), JENNIFER KENAR, SINGLE, HAVING NEVER BEEN MARRIED and ERIN KENAR, MARRIED TO JIMMY M. KISSEE, JR., of the City of CHICAGO, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to DANIYAR ARGYNOV, of 1322 S. PRAIRIE, UNIT #806, CHICAGO, Illinois 60605, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit: ~~a married man~~

ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-22-110-125-1039

Property Address: 1235 S. PRAIRIE AVENUE, UNIT 905, CHICAGO, IL 60605

Permanent Index Number(s): 17-22-110-125-1433 (GU-147)

Subject, however, to the general taxes for the year of ~~2016~~ 2017 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 7 day of Sept. 2017

X Jennifer Kenar  
JENNIFER KENAR

X Erin Kenar  
ERIN KENAR

X Jimmy M. Kisse, Jr.  
JIMMY M. KISSEE, JR.

STATE OF IL)

COUNTY OF Wau)

SS.

S 1  
P 4  
S N  
SCY 1  
INT 1

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JENNIFER KENAR and ERIN KENAR AND JIMMY M. KISSEE, JR., personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

**REAL ESTATE TRANSFER TAX**

11-Sep-2017



COUNTY: 262.50  
ILLINOIS: 525.00  
TOTAL: 787.50

17-22-110-125-1039

20170901619601 | 1-864-920-768

**REAL ESTATE TRANSFER TAX**

11-Sep-2017



CHICAGO: 3,937.50  
CTA: 1,575.00  
TOTAL: 5,512.50 \*

17-22-110-125-1039 | 20170901619601 | 0-134-454-208

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

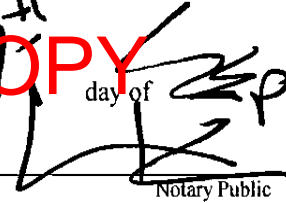
STATES  
page 1 of 2

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Given under my hand and notarial seal, this

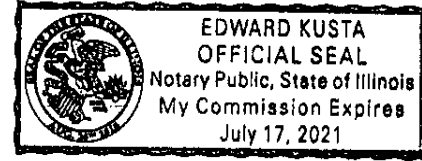
day of

Sept. 2017

  
Notary Public

My commission expires: \_\_\_\_\_

Exempt under the provisions of paragraph \_\_\_\_\_



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## EXHIBIT "A"

### Legal Description

#### PARCEL 1:

UNIT 905 AND GU-147 IN THE TOWER RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 25.18 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 14.88 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE THEREOF, 19.36 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 26.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 04 MINUTES 10 SECONDS WEST, 36.31 FEET; THENCE NORTHERLY 13.18 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 136.61 FEET, CONVEX WESTERLY, AND WHOSE CHORD BEARS NORTH 13 DEGREES 48 MINUTES 32 SECONDS WEST A DISTANCE OF 13.17 FEET; THENCE NORTH 70 DEGREES 29 MINUTES 29 SECONDS EAST, 0.41 FOOT; THENCE NORTH 88 DEGREES 19 MINUTES 45 SECONDS EAST, 5.41 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 25 SECONDS WEST, 1.13 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 00 SECONDS EAST, 1.72 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 42 SECONDS EAST, 2.94 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 47 SECONDS EAST, 2.79 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST, 9.70 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 58 SECONDS EAST, 1.41 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 0.41 FOOT; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 8.87 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 18 SECONDS WEST, 0.83 FOOT; THENCE SOUTH 89 DEGREES 41 MINUTES 50 SECONDS EAST, 3.88 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 10 SECONDS EAST, 1.99 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 37 SECONDS EAST, 14.33 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 17 SECONDS EAST, 1.69 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 08 SECONDS EAST, 14.43 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 08 SECONDS EAST, 5.26 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 40 SECONDS EAST, 14.33 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 47 SECONDS WEST, 25.19 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 13 SECONDS EAST, 5.67 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 07 SECONDS WEST, 8.32 FEET; THENCE WESTERLY 70.75 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 128.18 FEET, CONVEX SOUTHERLY, AND WHOSE CHORD BEARS SOUTH 89 DEGREES 59 MINUTES 01 SECOND WEST A DISTANCE OF 69.86 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 15, 2006 AS DOCUMENT NUMBER 0613532041, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

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## EXHIBIT "A"

### Legal Description

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-39, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 613532041.

#### PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR PEDESTRIAN AND LIMITED VEHICULAR INGRESS AND EGRESS AS CREATED BY GRANT OF ACCESS EASEMENT AND AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL RECORDED JULY 27, 2000 AS DOCUMENT NUMBER 00570791 MADE BY CHICAGO TITLE TRUST NUMBER 1080000 AND MUSEUM PARK EAST, LLC. AND AMENDED BY DOCUMENT RECORDED APRIL 24, 2002 AS NUMBER 0020470285.

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