

# UNOFFICIAL COPY

Doc#: 1804615094 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/15/2018 11:55 AM Pg: 1 of 2

Dec ID 20180201699481  
ST/CO Stamp 0-434-919-968 ST Tax \$272.00 CO Tax \$136.00  
City Stamp 0-703-355-424 City Tax: \$2,856.00

## WARRANTY DEED ILLINOIS STATUTORY

Robin Lind Chicago Title 18022444LP (1082)

Property of Cook County Recorder of Deeds Office

a married woman

THE GRANTOR, Christine L. Bowers,<sup>1</sup> for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Kevin Richard O'Leary, a single man, of the City of Chicago, Cook County, Illinois, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

PARCEL 1: UNIT 412-S IN THE UNIVERSITY VILLAGE LOFTS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH RANGE 14, EAST DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SOUTH HALSTED STREET, AS A 66 FOOT RIGHT OF WAY, AND THE SOUTH LINE OF WEST 14TH PLACE (WRIGHT STREET); THENCE SOUTH 01 DEGREES 40 MINUTES 53 SECONDS EAST ALONG AN ASSUMED BEARING, BEING SAID WEST LINE 575.01 FEET TO THE INTERSECTION OF SAID WEST LINE WITH THE NORTH LINE OF CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTH 88 DEGREES 25 MINUTES 02 SECONDS WEST ALONG SAID NORTH LINE 776.11 FEET TO A POINT ON THE EAST LINE OF VACATED SOUTH SANGAMON STREET (PER DOCUMENT NUMBERS 94763032 AND 0010238993) SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 25 MINUTES 02 SECONDS WEST ALONG SAID NORTH LINE 280.74 FEET TO A POINT ON THE EAST LINE OF SOUTH MORGAN STREET; THENCE NORTH 01 DEGREES 44 MINUTES 25 SECONDS WEST ALONG SAID EAST LINE 152.79 FEET, TO A POINT ON A LINE LYING 152.79 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID RAILROAD; THENCE NORTH 88 DEGREES 25 MINUTES 02 SECONDS EAST ALONG LAST DESCRIBED PARALLEL LINE 194.33 FEET, TO A POINT ON A CURVE; THENCE SOUTHERLY 112.60 FEET ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT HAVING A RADIUS OF 54 FEET, AND WHOSE CHORD BEARS SOUTH 69 DEGREES 39 MINUTES 47 SECONDS EAST 93.28 FEET TO A POINT ON THE EAST LINE OF SAID VACATED SOUTH SANGAMON STREET; THENCE SOUTH 01 DEGREES 43 MINUTES 43 SECONDS EAST ALONG SAID EAST LINE 117.97 FEET, TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, TOGETHER WITH ALL RIGHTS APPURTENANT TO THE FOREGOING PROPERTY PURSUANT TO THAT CERTAIN NON EXCLUSIVE AERIAL EASEMENT AGREEMENT DATED JUNE 26, 2001, AND RECORDED JUNE 28, 2001 AS DOCUMENT NUMBER 0010571142; WHICH SURVEY IS ATTACHED AS EXHIBIT G TO THE DECLARATION OF CONDOMINIUM FOR THE UNIVERSITY VILLAGE LOFTS DATED JUNE 20, 2002, AND RECORDED JUNE 21, 2002, AS DOCUMENT NUMBER 0020697460, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE B45, AS DELINEATED AND

\* This is not Homestead Property

RLW

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DEFINED ON THE AFORESAID PLAT OF SURVEY ATTACHED TO THE AFORESAID DECLARATION RECORDED AS DOCUMENT NUMBER 0020697460, AS AMENDED FROM TIME TO TIME.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; all special governmental taxes or assessment confirmed and unconfirmed; condominium declarations and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 17-20-232-050-1029

Address(es) of Real Estate: 1524 S. Sangamon St. 412-S, Chicago, IL 60608

TO HAVE AND TO HOLD said premises forever.

10<sup>th</sup> day of February, 20 18

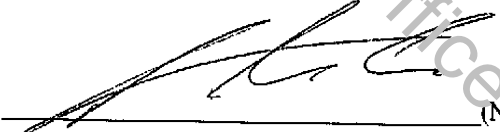
  
Christine L. Bowers

Indiana  
STATE OF ~~ILLINOIS~~, COUNTY OF Morton ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, *Christine L. Bowers* DO HEREBY CERTIFY, that ~~Jordan Baskin and Shayna Oshita, husband and wife~~, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument and as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10<sup>th</sup> day of February, 20 18



  
(Notary Public)

**Prepared by:**

Robert M. Riffle, Esq.  
133A South Main Street  
Morton, IL 61550

**Mail to and Name and Address of Taxpayer:**

Kevin O'Leary  
1524 S. Sangamon St, Unit 412-S  
Chicago, IL 60603