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18-265573

# UNOFFICIAL COPY

Doc#: 1805846040 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/27/2018 10:20 AM Pg: 1 of 4

## WARRANTY DEED

Dec ID 20180201604856  
ST/CO Stamp 0-186-626-592 ST Tax \$460.00 CO Tax \$230.00  
City Stamp 0-485-140-000 City Tax: \$4,830.00

GRANTOR, Deirdre K. D'Aniello, a married person, of the Village of Glenview, County of Cook and State of Illinois, for and in consideration of Ten and no/100 Dollars, in hand paid, CONVEY and WARRANT TO

GRANTEES, Vinod Cheriyan and Ancy Thomas, married to each other, of 1255 S. Michigan Ave., Unit 3510, Chicago, IL 60605, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(See Legal Description attached hereto as Exhibit "A").

Subject to: General taxes for the year 2017 and subsequent years; covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

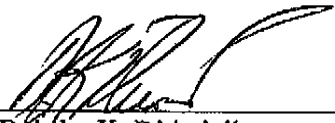
TO HAVE AND TO HOLD said premises not in joint tenancy or tenancy in common, but as tenants by the entirety forever.

Permanent Real Estate Index Numbers: 17-22-110-100-1110 (Unit 1106)  
17-22-110-100-1454 (Parking Space 234)

This is not homestead property.

Address of Real Estate: 1322 S. Prairie Avenue, Unit 1106 and Parking Space number 234, Chicago, Illinois 60605

Dated this 27<sup>th</sup> day of February, 2018.

  
\_\_\_\_\_  
Deirdre K. D'Aniello

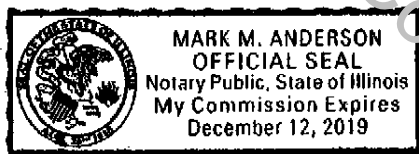
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STATE OF ILLINOIS        )  
   )  
 COUNTY OF COOK         )       SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Deirdre K. D'Aniello, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 23<sup>rd</sup> day of February, 2018.



*Mark M. Anderson*  
 \_\_\_\_\_  
 Notary Public

Prepared by:               Mark M. Anderson, O'Halloran, Kosoff, Geitner & Cook, P.C.,  
   650 Dundee Rd., Suite 475, Northbrook, Illinois 60062

Return after  
 recording to:             Rick Duffin, Duffin and Dore, LLC  
   206 S. Jefferson Street, Suite 100  
   Chicago, IL, 60661

Tax bill to:                 Vinod Cheriyan, 1322 S. Prairie Avenue, Unit 1106  
   Chicago, Illinois 60605

REAL ESTATE TRANSFER TAX		26-Feb-2018
	COUNTY:	230.00
	ILLINOIS:	460.00
	TOTAL:	690.00
17-22-110-100-1110   20180201604856   0-186-626-592		

REAL ESTATE TRANSFER TAX		26-Feb-2018
	CHICAGO:	3,450.00
	CTA:	1,380.00
	TOTAL:	4,830.00 *
17-22-110-100-1110   20180201604856   0-485-140-000		

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

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15826-18-265573-IL

Property Address: 1322 S. Prairie Avenue, Unit 1106, Chicago, IL 60605-3076

Parcel ID: 17-22-110-100-1110 and 17-22-110-100-1454

**Parcel 1:**

Unit 1106 and GU-234 in the Tower I Residences Condominium, as delineated on a Plat of survey of the following described tract of Land:

Lot 1 in Conor's Subdivision of part of Fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows: beginning at the Northwest Corner of Said Lot 1; thence South 00 degrees 01 minutes 19 seconds West along the West Line of said Lot 1, said West Line being the East Line of S. Indiana Avenue per document number 93954909, 133.49 feet; thence South 89 degrees 58 minutes 41 seconds East, a distance of 85.82 feet; to the point of beginning; thence continuing South 89 degrees 58 minutes 41 seconds East, a distance of 131.44 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 217.49 feet; thence North 89 degrees 58 minutes 41 seconds West, a distance of 131.52 feet; thence North 00 degrees 01 minutes 19 seconds East, a distance of 217.49 feet to the point of beginning, all in Cook County, Illinois.

Which Plat of survey is attached to the declaration of Condominium recorded as document number 0020457530; together with its undivided percentage interest in the common elements.

**Parcel 2:**

Non-exclusive easements for the benefit of Parcel 1 for pedestrian and vehicular ingress and egress over the following described Land: that part of Lots 1, 2, 3 and 4 taken as a tract, in Conor's Subdivision, being a subdivision of part of Fractional Section 22, Township 39 North, Range 14 East of the third principal Meridian, described as follows:

Easement Parcel A: The North 50.0 feet of Lot 1 in Conor's Subdivision, being a Subdivision of part of Fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

**Easement Parcel B:**

That part of Lots 1, 2, 3 and 4 in Conor's Subdivision, being a Subdivision of part of Fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows: commencing at the Northwest Corner of Said Lot 1; thence South 00 degrees 01 minutes 19 seconds West along the West Line of said Lot 1, a distance of 50.0 feet; thence North 89 degrees 58 minutes 42 seconds East, a distance of 217.22 feet to the point of beginning; thence continuing North 89 degrees 58 minutes 42 seconds East, a distance of 47.0 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 166.35 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 118.63 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 50.12 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 18.48 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 65.30 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 18.48 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 264.62 feet to a point in the South Line of Said Lots 2 and 3, said South Line being the North Line of E. 14Th Street Extension per document number 96189122; thence North 89 degrees 58 minutes 41 seconds West along the last described line, a distance of 46.0 feet; thence North 00 degrees 00 minutes 00 seconds West, a distance of 211.03 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 52.0 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 51.01 feet; thence North 89 degrees 58 minutes 41 seconds West, a distance of 5.0 feet; thence North 00 degrees 00 minutes 00 seconds West, a distance of 60.86 feet; thence North 89 degrees 58 minutes 41 seconds West, a distance of 213.40 feet; thence South 00 degrees 01 minutes 19 seconds West, a distance of 12.0 feet; thence North 89 degrees 58 minutes 41 seconds West, a distance of 23.33 feet; thence North 00 degrees 01 minutes 19 seconds East, a distance of 23.33 feet; thence South 89 degrees 58 minutes 41 seconds East, a distance of 8.0 feet; thence North 00 degrees 01 minutes 19 seconds East, a distance of 261.42 feet; thence North 89 degrees 58 minutes 41 seconds West, a distance of 8.0 feet; thence North 00 degrees 01 minutes 19 seconds East, a distance of 23.33 feet; thence South 89 degrees 58 minutes 41 seconds East, a distance of 23.33 feet;

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thence South 00 degrees 01 minutes 19 seconds West, a distance of 12.0 feet; thence South 89 degrees 58 minutes 41 seconds East, a distance of 150.66 feet; thence North 00 degrees 00 minutes 00 seconds West, a distance of 51.36 feet to the point of beginning.

(excepting therefrom the following described 2 parcels of Land:

## Exception Parcel 1:

Beginning at a point 90.16 feet North and 85.82 feet East of the Southwest corner of Said Lot 1; thence North 00 degrees 01 minutes 19 seconds East, a distance of 217.49 feet; thence South 89 degrees 58 minutes 41 seconds East, a distance of 131.44 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 217.49 feet; thence North 89 degrees 58 minutes 41 seconds West, a distance of 131.52 feet to the point of beginning.

## Exception Parcel 2:

Beginning at a point 85.39 feet North and 227.34 feet East of the Southwest corner of Said Lot 1; thence North 00 degrees 00 minutes 00 seconds West, a distance of 74.58 feet thence North 90 degrees 00 minutes 00 seconds East, a distance of 108.63 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 74.58 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 108.63 feet to the point of beginning), all in Cook County Illinois.

## Easement Parcel C:

The South 5.0 feet of the West 30.0 feet of Lot 1 in Conor's Subdivision being a subdivision of part of fractional Section 22 Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. Said easements created by Grant of Access Easements made by Museum Park East, L.L.C., recorded April 22, 2002 as document number 0020457528.

## Parcel 3:

The exclusive right to use storage space s-200, a limited common element as delineated on a survey attached to the Declaration of Condominium recorded as document number 0020457530.