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Doc#: 1809955047 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/09/2018 12:17 PM Pg: 1 of 4

Dec ID 20180401637345
ST/CO Stamp 0-184-279-328 ST Tax \$525.00 CO Tax \$262.50
City Stamp 1-323-557-152 City Tax: \$5,512.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Erin A. Davis
405 E. Wisconsin Ave.
Neenah, WI 54956

(The Above Space for Recorder's Use Only)

THE GRANTOR Erin A. Davis, a single woman, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Michael Breen and Sara Colombo, of 420 N. Clinton St., Unit 417, Chicago, IL 60607, as , the following described real estate situated in the County of , in the State of Illinois, to wit:

- * a single man
- * a married woman

as joint tenants, with rights of survivorship,

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-08-243-058-1003 and 17-08-243-058-1039

Property Address: 544 N. Milwaukee Ave., Apt. 203, Chicago, IL 60642


SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

18-0185 1/2

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Dated this 23 day of March, 2018.




Erin A. Davis

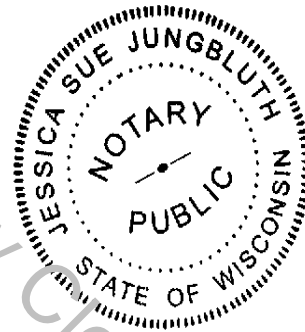
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Erin A. Davis 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 in the 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 notarial seal, this 23rd day of March, 2018.



Notary Public





THIS INSTRUMENT PREPARED BY
Julia S. Bruce, Attorney at Law
5923 North Keating Ave.
Chicago, IL 60646


MAIL TO:



SEND SUBSEQUENT TAX BILLS TO:

Michael Breen APR
544 N. Milwaukee Ave., ~~Unit~~ 203
Chicago, IL 60642

REAL ESTATE TRANSFER TAX		06-Apr-2018
	COUNTY:	262.50
	ILLINOIS:	525.00
	TOTAL:	787.50
17-08-243-058-1003 20180401637345 0-184-279-328		

REAL ESTATE TRANSFER TAX		06-Apr-2018
	CHICAGO:	3,937.50
	CTA:	1,575.00
	TOTAL:	5,512.50 *
17-08-243-058-1003 20180401637345 1-323-557-152		

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

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EXHIBIT "A"

Parcel One:

Unit 203 and Parking Space Unit P-19 in the Bella Como Condominium as delineated on a Plat of survey of the Bella Como Condominium, which Plat of survey is part of the following described parcel of Real estate and is attached as Exhibit D to the Declaration of Condominium recorded July 15, 2005 as Document Number 0519632129, as amended from time to time, together with such units undivided percentage interest in the common elements:

That part of Lots 1 and 2 and the vacated alley adjoining said lots and part of Lots 16 and 17, all taken as a tract, in Block 19 in Ogden's Addition to Chicago, a subdivision in Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, beginning at the most easterly corner of said Lot 2;

Thence North 48 degrees 10 minutes 59 seconds West along the Northeasterly line of Lots 1 and 2 for a distance of 80.22 feet; Thence North 89 degrees 59 minutes 10 seconds West along the North line of Lots 16 and 27 for a distance of 45.79 feet; Thence South 00 degrees 23 minutes 00 seconds East 147.67 feet; Thence North 64 degrees 37 minutes 35 seconds East 19.86 feet to a corner of Lot 2; Thence North 89 degrees 37 minutes 00 seconds East along a South line of Lot 2 for a distance of 7.93 feet to the Southeasterly line of Lot 2; Thence North 42 degrees 35 minutes 36 seconds East along said Southeasterly line 116.30 feet to the point of beginning, (except From said Tract that part thereof lying above a horizontal plane of 13.46 feet above Chicago city datum and lying below a horizontal plane of 26.46 feet above Chicago City datum and falling within the boundaries projected vertically described as follows: Commencing at the most Easterly corner of said Lot 2; Thence North 48 degrees 10 minutes 59 seconds West along the Northeasterly line of Lots 1 and 2 for a distance of 66.66 feet to the point of beginning; Thence continuing North 48 degrees 10 minutes 59 seconds West along said Northeasterly line 10.88 feet; Thence South 41 degrees 49 minutes 01 seconds West 5.10 feet; Thence North 48 degrees 10 minutes 59 seconds West 2.68 feet; Thence North 41 degrees 49 minutes 01 seconds East 5.10 feet; Thence North 89 degrees 59 minutes 10 seconds West along the North line of lots 16 and 27 for a distance of 40.44 feet; Thence South 00 degrees 00 minutes 00 seconds East 4.26 feet; Thence North 90 degrees 00 minutes 00 seconds East 0.35 feet; Thence South 00 degrees 00 minutes 00 seconds East 12.25 feet; Thence North 90 degrees 00 minutes 00 seconds West 5.59 feet; Thence South 00 degrees 23 minutes 00 seconds East 65.33 feet; Thence North 42 degrees 35 minutes 46 seconds East 53.84 feet; Thence North 47 degrees 24 minutes 14 seconds West 7.15 feet; Thence South 42 degrees 35 minutes 46 seconds West 1.10; Thence North 47 degrees 24 minutes 14 seconds West 7.24 feet; Thence North 42 degrees 35 minutes 46 seconds East 20.51 feet; Thence South 47 degrees 24 minutes 14 seconds East 5.87 feet; Thence North 42 degrees 35 minutes 46 seconds East 17.80 feet to the point of beginning), in Cook County, Illinois.

Also, that part of Lots 1 and 2 and the vacated alley adjoining said lots and part of Lots 16 and 17, all taken as a Tract, in Block 19 in Ogden's Addition to Chicago, a subdivision in Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, commencing at the most easterly corner of said Lot 2

Thence North 48 degrees 10 minutes 59 seconds West along the Northeasterly line of Lots 1 and 2 for a distance of 80.22 feet; Thence North 89 degrees 59 minutes 10 seconds West along the North line of lots 16 and 17 for a distance of 45.79 feet; Thence South 00 degrees 23 minutes 00 seconds East 81.84 feet; Thence North 42 degrees 35 minutes 46 seconds East 20.37 feet; Thence North 47 degrees 24 minutes 14 seconds West 5.14 feet to the point of beginning; Thence North 42 degrees 35 minutes 46 seconds East 4.05 feet; Thence North 47 degrees 24 minutes 14 seconds West 4.50; Thence South 85 degrees 42 minutes 35 seconds West 50 feet; Thence South 42 degrees 35 minutes 46 seconds West 0.40 feet; Thence South 47 degrees 24 minutes 14 seconds East 7.92 feet to the point of beginning, in Cook County, Illinois.

Parcel Two:

Easements for the benefit of Parcel 1 as created by Declaration of Covenants, conditions, restrictions and reciprocal easements recorded July 15, 2005 as Document Number 0519632128 for Ingress and Egress, structural support, maintenance, encroachments and use of common walls, ceilings and floors over and cross the retail property.

Parcel Three:

Easements for the benefit of Parcel 1 as created by the aforesaid Declaration of Covenants, conditions, restrictions and reciprocal easements, for ingress and egress and use and maintenance of all facilities located in the commercial parcel, as defined therein, and connected to facilities located in the residential parcel, as therein

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defined including without limitation those facilities specifically described and delineated therein as the "Low Voltage Room, " the "Low Voltage Room Easement Area " the "Gas Closet" and the "Gas Closet Easement Area".

PIN(S): 17-08-243-058-1003 and 17-08-243-058-1039

Property of Cook County Clerk's Office