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Doc#: 1820418065 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/23/2018 11:24 AM Pg: 1 of 4

WARRANTY DEED Individual

Dec ID 20180601699710
ST/CO Stamp 1-698-342-688 ST Tax \$547.50 CO Tax \$273.75
City Stamp 0-077-080-352 City Tax: \$5,748.75

THE GRANTOR(S), James B. Tansey and Lisa A. Warren n/k/a Lisa A. Tansey, married to each other, of the Village of Frankfort, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and WARRANT(S)** to William O'Connor and Jane K. McCahill, husband and wife, as Tenants by the Entirety, 340 FAIRBANKS ROAD

of Riverside, State of ILLINOIS, the following described Real Estate:

See Exhibit "A" attached hereto and made a part hereof

COMMONLY KNOWN AS: 1841 S Calumet Ave. #1 Chicago, IL 60616

PIN: 17-22-310-015-1188; 17-22-310-015-1200; 17-22-310-015-1201

situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: Covenants, conditions, and restrictions of record, public utility easements,* acts done or suffered through Buyer, all special governmental taxes or assessments confirmed and unconfirmed, homeowners or condominium association declaration and bylaws, if any, and general real estate taxes for 2018 and subsequent years.

*So long as same does not affect premises as a single family condominium residence

DATED this 8 day of July 2018

James B. Tansey (SEAL)
JAMES B. TANSEY

Lisa A. Warren n/k/a Lisa A. Tansey (SEAL)
LISA A. WARREN N/K/A LISA
A. TANSEY

18-0592 1/2

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STATE OF IL)
) SS
COUNTY OF Will)

I, David L. Swanson the undersigned, a Notary Public in and for said County and State, do hereby certify that James B. Tansey and Lisa A. Warren n/k/a Lisa A. Tansey, 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.

WITNESS my hand and official seal this 8th day of July, 2018.

David L. Swanson
NOTARY PUBLIC



Prepared by : K.P. Mitrick, Lavelle Law, Ltd., 1933 N. Meacham Rd., Ste. 600, Schaumburg, IL

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Richard Shopiro
Sulzer & Shopiro, Ltd
20 N. Wacker, Suite 2250
Chicago, IL 60606

William O'Connor
1841 S. Calumet, Unit T1
Chicago, IL 60616

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX		23-Jul-2018
	COUNTY:	273.75
	ILLINOIS:	547.50
	TOTAL:	821.25
17-22-310-015-1188 20180601699710 1-698-342-688		

REAL ESTATE TRANSFER TAX		23-Jul-2018
	CHICAGO:	4,106.25
	CTA:	1,642.50
	TOTAL:	5,748.75 *
17-22-310-015-1188 20180601699710 0-077-080-352		

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

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EXHIBIT "A"

Parcel 1: Unit T1 and GU-6 and GU-7, together with its undivided percentage interest of the common elements in the Museum Park Place Condominium, as delineated on the survey of that part of the following described tract, said tract being comprised of the hereinafter described Parcels C, C-1 and Three, all taken together, all in Fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, said parcels more particularly described as follows:

Parcel C, that part of the lands of the Illinois Central Railroad Company in Fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows:

Commencing on the Westerly right of way line of said railroad, at the intersection of said line with the Northerly line of 23rd Street viaduct, said Northerly line being 60 feet (measured perpendicularly) Northerly of and parallel with the centerline of the existing structure;

Thence North 16 degrees 37 minutes 38 seconds West along said Westerly right of way line, a distance of 1500.00 feet to the point of beginning for that part hereinafter described;

Thence North 73 degrees 22 minutes 22 seconds East, parallel with said Northerly line of the 23rd Street viaduct, a distance of 151.02;

Thence Northwesterly along the arc of a circle, convex to the Easterly, with a radius of 5738.60 feet, the chord of said arc having a bearing of North 17 degrees 59 minutes 18 seconds West, a distance of 240.13 feet;

Thence North 19 degrees 11 minutes 14 seconds West along a straight line, tangent to last described arc of a circle, a distance of 595.75 feet to a point of curve;

Thence Northwesterly along the arc of a circle, convex to the Easterly, tangent to the last described straight line, with a radius of 1928.20 feet, the chord of said arc having a bearing of North 20 degrees 44 minutes 30 seconds West, a distance of 104.63 feet to the Eastward extension of the North line of East 18th Street;

Thence South 89 degrees 59 minutes 21 seconds West along said Eastward extension, a distance of 117.47 feet to said Westerly right of way line of railroad;

Thence South 16 degrees 42 minutes 49 seconds East along said Westerly right of way line, a distance of 908.58 feet to the North line of E. 20th Street;

Thence South 16 degrees 37 minutes 38 seconds East continuing along said Westerly right of way line, a distance of 64.46 feet to the point of beginning, in Cook County, Illinois;

Also,

Parcel C-1, the South 55 feet of that part of Lot 1, lying East of Calumet Avenue, in Block 5 in William Jones Addition to Chicago; the North 9 feet of the South 64 feet of Lot 1, lying East of Calumet Avenue in Block 5 in William Jones Addition to Chicago; the North 55 feet of Lot 1, lying East of Calumet Avenue in Block 5 in William Jones Addition to Chicago; all those parts of Lots 51, 52, and 53 in Block 10 in Assessor's Division of the Southwest Fractional 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, lying West of the West line of the right of way of the Illinois Central Railroad and East of Calumet Avenue as now laid out and marked on the Plat of Meeker's Addition to Chicago, Illinois, as Lot "AA", in Cook County, Illinois, and described as follows, to wit:

An undivided 1/2 of all that portion of the above described premises, lying East of the North 68 feet of Lot 6 in Clarke's Subdivision of Lots 51 and 52 and other property in said Block 10 included between 2 lines running East and West and formed by the prolonging Eastwardly the North and South lines of Original Lots 51 and 52 in; Also, all that portion of the remainder of the premises in question falling within Lot 6 and to the South 62 feet of said Lot 52; and undivided 1/2 of those parts of Lots 51, 52, and 53 in Block 10 in Assessor's Division of the Southwest Fractional 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, lying West of the West line of the right of way of the Illinois Central Railroad and East of the East line of Calumet Avenue, as now

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laid out and marked on the Plat of Meeker's Addition to Chicago, as Lot "AA", described as all that portion lying East of the North 68 feet of Lot 6, in Clarke's Subdivision of Lots 51 and 56 and the North 55 feet of Lots 52 and 55 of said Block 10 included between 2 lines running East and West and formed by prolonging Eastwardly the North and South line of said Original Lots 51 and 55; in Cook County, Illinois;

Also,

Parcel Three, Lot 14 in Culver and Others Subdivision of Lots 2 and 3 in Block 5 in Jones Addition to Chicago with Lots 2 in Block 11 and 3 and 4 in Block 12 in Assessor's Division in the Southwest Fractional 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

That part of the aforesaid tract, being more particularly described as follows:

Commencing at the point of intersection of the Eastward extension of the North line of East 18th Street with the Westerly right of way line of the Illinois Central Railroad Company, aforesaid;

Thence South 16 degrees 42'49" East, along said Westerly right of way line, 215.27 feet to the North line of Meeker's Addition to Chicago, aforesaid;

Thence South 89 degrees 53'35" West, along said North line, 2.09 feet to the Easterly line of South Calumet Avenue;

Thence South 16 degrees 42'49" East, along the Easterly line of South Calumet Avenue, 7.95 feet to the point of beginning;

Thence South 16 degrees 42'49" East, along the Easterly line of South Calumet Avenue, 218.34 feet;

Thence Southerly along the Easterly line of South Calumet Avenue, 57.16 feet, being the arc of a circle, convex to the East, having a radius of 195.00 feet and whose chord bears South 08 degrees 18'59" East, a distance of 56.95 feet;

Thence South 00 degrees 04'52" West, along the Easterly line of South Calumet Avenue, 37.56 feet;

Thence South 89 degrees 55'08" East, 17.06 feet;

Thence North 73 degrees 16'26" East, 142.00 feet to the Easterly line of said tract;

Thence North 19 degrees 11'14" West, along the Easterly line of said tract, 315.00 feet;

Thence South 73 degrees 16'26" West, 125.53 feet to the point of beginning, which survey is attached to the Declaration of Condominium recorded as Document Number 0623316047, together with an undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to use Storage Space S-188, a limited common element as delineated on the survey attached to the Declaration aforesaid record.

PIN(S): 17-22-310-015-1188, 17-22-310-015-1200 and 17-22-310-015-1201