

# UNOFFICIAL COPY



Doc#: 1825418068 Fee: \$54.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 09/11/2018 10:20 AM Pg: 1 of 4

Dec ID 20180801665632  
 ST/CO Stamp 0-974-655-648 ST Tax \$755.00 CO Tax \$377.50  
 City Stamp 0-134-144-160 City Tax: \$7,927.50

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, **Municipal Trust & Savings Bank**, a banking corporation organized and existing under the laws of the State of Illinois, as Trustee under the provisions of a Trust Agreement dated June 1, 2004 and known as Trust Number 1835, party of the first part, and

Kiersten Neumann, an individual  
 8 E. 9th Street, Apt. 1407  
 Chicago, IL 60605

as party of the second part.

WITNESSETH, that said party of the first part in consideration of the sum of Ten Dollars in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, **CONVEY(S) AND QUIT-CLAIMS** unto party of the second part the following described real estate situated in Cook County, Illinois, to wit:

Legal Description is Attached Hereto

Commonly Known As 100 E. 14th Street, Unit 3210 & Gu-281, Chicago, IL 60605

Property Index Numbers: 17-22-105-050-1260- & 17-22-105-050-1535

together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD, the said real estate unto said party of the second part, and to the proper use, benefit, and behoof of said party of the second forever.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of the Trust Agreement above mentioned. This Deed is made **SUBJECT TO** the lien of every trust deed or mortgage (if any there be), of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines, building, liquor and other restrictions of record, if any; party walls, party wall rights, and party wall agreements, if any; Zoning and Building laws and Ordinances; mechanic's lien claims, if any; easements, covenants, and restrictions of record, if any; rights and claims of parties in possession; and rights of way for drainage ditches, tiles, feeders and laterals.

IN WITNESS WHEREOF, **Municipal Trust & Savings Bank** has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and Trust Officer.

Dated: August 23, 2018

**Municipal Trust & Savings Bank, as Trustee**

By:   
 Catherine R. Boicken  
 President and Trust Officer

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STATE OF ILLINOIS )  
 ) ss  
COUNTY OF KANKAKEE )

This instrument was acknowledged before me on August 23, 2018 by Catherine R. Boicken as the duly authorized President and Trust Officer of **Municipal Trust & Savings Bank**.



Toni Jo Provost  
NOTARY PUBLIC

Prepared By:  
Peter Marx  
\_\_\_\_\_  
Attorney at Law  
\_\_\_\_\_  
7104 West Addison, Chicago, IL 60634  
\_\_\_\_\_  
773-283-8960  
\_\_\_\_\_

Return To:  
Judy DeAngelis  
\_\_\_\_\_  
Attorney at Law  
\_\_\_\_\_  
767 Walton Lane, Grayslake, IL 60030  
\_\_\_\_\_  
847-223-7303  
\_\_\_\_\_

Send Tax Bills To:  
Kiersten Neumann  
\_\_\_\_\_  
100 East 14th Street, Unit 3210  
\_\_\_\_\_  
Chicago, Illinois 60605  
\_\_\_\_\_  
\_\_\_\_\_

Property of Cook County Clerk's Office

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## EXHIBIT 'A' / LEGAL DESCRIPTION

### PARCEL 1:

UNIT 3210 AND GU-281 IN THE 1400 MUSEUM PARK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 6 IN CHARLES SHERMAN'S SUBDIVISION AND LOTS 1 THROUGH 7 IN CHARLES BUSBY'S I SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL "MERIDIAN (ALSO KNOWN AS PROPOSED LOT 1 IN THE 1400 MUSEUM PARK RESUBDIVISION), TOGETHER WITH (AIR RIGHTS PARCEL) THAT PART OF LOT B IN HOUGHTON'S SUBDIVISION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +73.70 FEET ABOVE CHICAGO CITY DATUM, IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 1, 1904 IN BOOK 88 OF PLATS, PAGE 1, AS DOCUMENT NUMBER 3517678, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE PARCELS NOTED AS EXCEPTION PARCEL "A" AND EXCEPTION PARCEL "B" DESCRIBED BELOW COOK COUNTY ILLINOIS:

### EXCEPTION PARCEL "A"

EXCEPTION PARCEL "A" THAT PART OF LOT 6 IN CHARLES SHERMAN'S SUBDIVISION AND LOTS 1 THROUGH 7 IN CHARLES BUSBY'S SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 35.70 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 89°57'29" EAST ALONG THE SOUTH LINE OF SAID LOT 7, 43.53 FEET; THENCE NORTH 23.69 FEET; THENCE EAST 18.02 FEET; THENCE SOUTH 11.97 FEET; THENCE WEST 7.19 FEET, THENCE NORTH 19.60 FEET; THENCE WEST 1.05 FEET; THENCE NORTH 6.54 FEET; THENCE EAST 0.30 FEET; THENCE NORTH 29.59 FEET; THENCE EAST 7.86 FEET THENCE NORTH 0.35 FEET; THENCE EAST 14.48 FEET; THENCE NORTH 8.87 FEET, THENCE WEST 16.66 FEET; THENCE NORTH 20.55 FEET; THENCE WEST 1.41 FEET; THENCE NORTH 19.29 FEET; THENCE EAST 9.52 FEET; THENCE NORTH 6.25 FEET; THENCE EAST 7.69 FEET; THENCE NORTH 5.22 FEET; THENCE WEST 2.44 FEET; THENCE NORTH 11.68 FEET; THENCE WEST 18.43 FEET; THENCE NORTH TO THE NORTH LINE OF SAID LOT 6, 22.46 FEET; THENCE SOUTH 89°57'29" WEST, 42.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 00°00'41" WEST ALONG THE WEST LINE OF SAID LOTS, 41.07 FEET TO THE POINT OF BEGINNING:

### ALSO

THAT PORTION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET CHICAGO CITY DATUM AND LYING BELOW AN INCLINED PLANE PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: THE WEST LINE OF SAID INCLINED PLANE BEGINNING ON THE SOUTH LINE OF SAID LOT 7 WHICH BEARS NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST, 43.53 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 23.69 FEET AT THE ELEVATION OF 35.70 FEET CHICAGO CITY DATUM; THE EAST LINE OF SAID INCLINED PLANE BEGINNING ON THE SOUTH LINE OF SAID LOT 7 WHICH BEARS NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST, 53.55 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 23.69 FEET AT THE ELEVATION OF 36.77 FEET CHICAGO CITY DATUM; ALSO THAT PORTION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET CHICAGO CITY DATUM AND LYING BELOW AN INCLINED PLANE PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: THE WEST LINE OF SAID INCLINED PLANE BEGINNING ON THE NORTH LINE OF LOT 6 IN CHARLES SHERMAN'S SUBDIVISION WHICH BEARS NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST, 42.48 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 22.46 FEET AT THE ELEVATION OF 35.70 FEET CHICAGO CITY DATUM; THE EAST LINE OF SAID INCLINED PLANE BEGINNING ON THE NORTH LINE OF LOT 6 WHICH BEARS NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST, 60.91 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 22.46 FEET AT THE ELEVATION OF 32.64 FEET CHICAGO CITY DATUM; ALSO THAT PORTION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET

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Continued

CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 27.15 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST ALONG THE SOUTH LINE OF LOT 7, 43.53 FEET; THENCE NORTH 23.69 FEET; THENCE EAST 10.02 FEET; THENCE NORTH 11.97 FEET; THENCE WEST 7.19 FEET, THENCE NORTH 19.60 FEET; THENCE WEST 1.05 FEET; THENCE NORTH 6.54; THENCE EAST 0.30 FEET; THENCE NORTH 29.59 FEET; THENCE EAST 7.86 FEET; THENCE NORTH 0.35 FEET; THENCE EAST 14.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH 8.87 FEET; THENCE 3.70 FEET; THENCE SOUTH 8.87 FEET; THENCE WEST 3.70 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. (EXCEPTION PARCEL "A" ALSO KNOWN AS PROPOSED LOT 2 IN THE 1400 MUSEUM PARK SUBDIVISION.)

**EXCEPTION PARCEL "B"**

THAT PART OF LOT 3 IN SHERMAN'S SUBDIVISION AND LOTS 1 THROUGH 7 IN CHARLES BUSBY'S SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14; EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.94 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 27.45 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ALONG THE EAST LINE OF SAID LOTS, 52.81 FEET TO THE POINT OF BEGINNING; THENCE WEST 24.92 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 21.73 FEET, AN ARC LENGTH OF 5.62 FEET, A CHORD DISTANCE OF 5.61 FEET, AND CHORD BEARING NORTH 07 DEGREES 24 MINUTES 38 SECONDS WEST TO A POINT OF TANGENCY; THENCE NORTH 48.18 FEET; THENCE EAST TO THE EAST LINE OF SAID LOTS 25.66 FEET; THENCE SOUTH 53.74 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS (EXCEPTION PARCEL "B" ALSO KNOWN AS PROPOSED LOT 3 IN THE 1400 MUSEUM PARK RESUBDIVISION);

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0812216018, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-261, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0812216018.

Parcel ID(s): 17-22-105-050-1260, 17-22-105-050-1535