

# UNOFFICIAL COPY



Doc# 1830517051 Fee \$52.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/01/2018 03:06 PM PG: 1 OF 8

MAIL TO:

KERSTEN LATSOTA  
1735 W. DIVERSEY PKWY #101  
CHICAGO, IL 60614  
PT 18-48070 1 of 2

[The Above Space for Recorder's Use Only]

## WARRANTY DEED STATUTORY INDIVIDUAL (ILLINOIS)

THE GRANTORS, James Simon (A single man, as to an undivided 99 percent interest) and Arthur Simon (A <sup>married</sup> single man as to an undivided 1 percent interest) 1735 W. Diversey Pkwy, Unit# 101, Chicago, IL 60614 of the of Chicago, County of Cook, State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and all other good and valuable consideration in hand paid, CONVEY and WARRANT to

Kersten LaSota

As \_\_\_\_\_ all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

### SEE ATTACHED LEGAL

Permanent Real Estate Index Number(s): 14-30-403-091-1001 and 14-30-403-091-1146

Address of Real Estate: 1735 W. Diversey Pkwy, Unit# 101, Chicago, IL 60614

Dated this 18 day of October, 2018

SEE ATTACHED

James Simon

Arthur Simon

THIS IS NOT HOMESTEAD PROPERTY

# UNOFFICIAL COPY

State of IL  
County of C ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

~~James Simon and Arthur Simon~~

~~personally known to me~~ to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their 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 18 day of OCT, 2018.

Cynthia Jewell  
Notary Public



Commission expires 8-9-22

This instrument was prepared by DONALD HYUN KIOLBASSA, 230 N LASALLE STREET, SUITE 2100, CHICAGO, IL 60601.

Send Subsequent Tax Bills to:

KEESTEN LASOTA  
1735 W. DIVERSEY PKWY #101  
CHICAGO, IL 60614

# UNOFFICIAL COPY

MAIL TO:

KERSTEN LASOTA  
1735 W. DIVERSEY PKWY #101  
CHICAGO, IL 60614

PT18-48070  
1062

[The Above Space for Recorder's Use Only]

## WARRANTY DEED STATUTORY INDIVIDUAL (ILLINOIS)

THE GRANTORS, **James Simon (A single man, as to an undivided 99 percent interest) and Arthur Simon (A single man, as to an undivided 1 percent interest)** **1735 W. Diversey Pkwy, Unit# 101, Chicago, IL 60614** of the of Chicago, County of Cook, State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and all other good and valuable consideration in hand paid, CONVEY and WARRANT to

Kersten LaSota

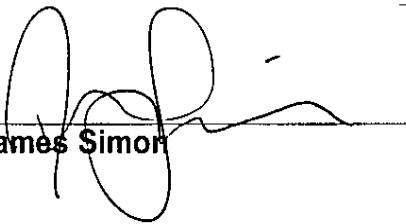
As Jim Simon <sup>pb</sup> all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

### SEE ATTACHED LEGAL

Permanent Real Estate Index Number(s): 14-30-403-091-1001 and 14-30-403-091-1146

Address of Real Estate: 1735 W. Diversey Pkwy, Unit# 101, Chicago, IL 60614

Dated this 22 day of October, 2018

  
James Simon

SEE ATTACHED

THIS IS NOT HOMESTEAD PROPERTY

# UNOFFICIAL COPY

State of IL  
County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

**James Simon**

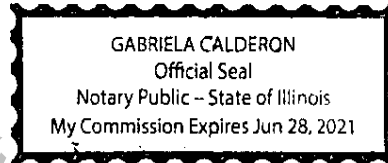
personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22 day of 10, 2018.

Gabriela Calderon

Notary Public

Commission expires 06/28/2021



This instrument was prepared by DONALD HYUN KIOLBASSA, 230 N LASALLE STREET, SUITE 2100, CHICAGO, IL 60601.

Send Subsequent Tax Bills to:

KERSON LITSON  
1735 W. DIVERSEY PKWY #101  
CHICAGO, IL 60614

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## Exhibit A

### PARCEL A:

UNIT 101 AND GU-39 IN THE REGAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

### PARCEL 1:

LOT 1 AND THE NORTH 16 FEET OF LOT 2 IN LUETGERT'S SUBDIVISION OF BLOCK 1 IN FULLERTON'S FOURTH ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE STRIP OF LAND (FORMERLY THE EAST AND WEST ALLEY BUT NOW VACATED) 16 FEET WIDE LYING SOUTH AND ADJOINING THE WHOLE LENGTH OF THE SOUTH LINE OF THAT PART OF LOT 1 LYING EAST OF THE WEST 175 FEET OF SAID LOT 1, THE WEST LINE OF SAID STRIP BEING THE EAST LINE OF SAID LOT 2 IN LUEGERT'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

LOT 3 IN THE SUBDIVISION OF LOT 2 IN LUETGERT'S SUBDIVISION OF BLOCK 1 IN FULLERTON'S FOURTH ADDITION TO CHICAGO AFORESAID, IN COOK COUNTY, ILLINOIS.

### PARCEL 4:

THE WEST 1/2 OF THAT PART OF NORTH HERMITAGE AVENUE VACATED, LYING SOUTH OF THE SOUTH LINE OF DIVERSEY PARKWAY AND NORTH OF THE SOUTH LINE (EXTENDED WEST ACROSS SAID VACATED AVENUE) OF THE NORTH 70 FEET OF LOT 2 IN THE NORTH WESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 5:

THAT PART OF LOT 3 IN THE RESUBDIVISION AFORESAID BY THE NORTH WESTERN TERRA COMPANY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE WEST ON THE NORTH LINE OF SAID LOT, 132.92 FEET, THENCE SOUTHEASTERLY ON A CURVED LINE RADIUS 163.05 FEET CURVED CONVEX TO THE NORTHEAST AND CONCENTRIC TO AND 8.75 FEET NORTHEASTERLY OF THE CENTER LINE OF INDUSTRIAL RAILROAD TRACK AS NOW LOCATED A DISTANCE OF 103.51 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 70 FEET OF LOT 2 AFORESAID EXTENDED WEST, THENCE EAST ON SAID LINE 42 FEET TO THE EAST LINE OF LOT 3, THENCE NORTH 45 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 6:

THAT PART OF LOT 3 (SOMETIMES CALLED BLOCK 3) IN NORTH WESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 15.32 FEET OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) WITH A LINE 890 FEET NORTH OF AND PARALLEL WITH

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Continued

THE SOUTH LINE OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) AND RUNNING THENCE WEST ON THE LAST ABOVE MENTIONED PARALLEL LINE A DISTANCE OF 189 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) A DISTANCE OF 42.38 FEET; THENCE WEST A DISTANCE OF 95.33 FEET TO A POINT 931.63 FEET NORTH OF A WESTWARD EXTENSION OF SAID SOUTH LINE OF LOT 3 (SOMETIMES ALSO CALLED BLOCK 3); THENCE NORTHWARDLY, EASTWARDLY AND SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 142.16 FEET AND CONVEX WESTERLY, NORTHERLY AND EASTERLY A DISTANCE OF 446.62 FEET TO A POINT ON SAID WEST LINE OF THE EAST 15.32 FEET OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) WHICH IS 933.83 FEET NORTH OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) AND THENCE SOUTH ALONG THE WEST LINE OF THE EAST 15.32 FEET A DISTANCE OF 43.83 FEET TO THE POINT OF BEGINNING, (EXCEPT THEREFROM THAT PART OF THE FOREGOING PARCEL WHICH LIES SOUTH OF A LINE WHICH IS 972 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE AND A WESTARD EXTENSION THEREOF OF SAID LOT 3), ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00038514, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL B:

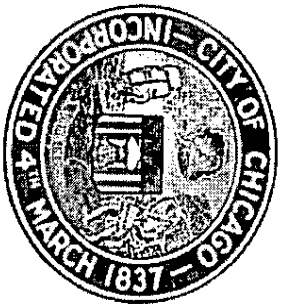
THE EXCLUSIVE RIGHT TO STORAGE LOCKER S-L, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00038514.

Parcel ID(s): 14-30-403-091-1001, 14-30-403-091-1146

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**REAL ESTATE TRANSFER TAX**

30-Oct-2018



<b>CHICAGO:</b>	2,868.75
<b>CTA:</b>	1,147.50
<b>TOTAL:</b>	4,016.25 *

14-30-403-091-1001 | 20181001621627 | 0-122-862-752

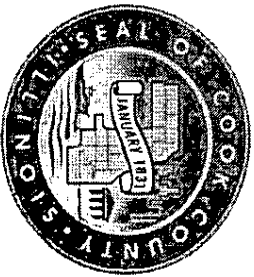
Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

30-Oct-2018



<b>COUNTY:</b>	191.25
<b>ILLINOIS:</b>	382.50
<b>TOTAL:</b>	573.75

14-30-403-091-1001 | 20181001621627 | 0-308-845-728

Property of Cook County Clerk's Office