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WARRANTY DEED

Joint Tenancy

THE GRANTORS,

KIMBERLY L. FRASSO, a single women, of the City of Chicago, State of Illinois for and in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable Considerations in hand paid

CONVEYS and WARRANTS to:

ALEXIS M. MCKAY and WILLIAM T. SHEEREN
1735 W. DIVERSEY PKWY., UNIT 203
CHICAGO, IL 60614

not as Tenants in Common, not as Tenants by the Entirety, but as **JOINT TENANTS**, the following described Real Estate situated in the County of **COOK**, in the State of **ILLINOIS**, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO.

Property Index Number (PIN): 14-30-403-091-1016; 14-30-403-091-1134; 14-30-403-091-1191

Subject to: Covenants, conditions and restrictions of record; public and utility easements and general real estate taxes for 2018 not yet due and payable at the time of Closing.

hereby releasing and waiving all rights under the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises not in tenancy in common, not in tenants by the entirety, but in **JOINT TENANCY** forever.

Address of Real Estate: 1735 W. Diversey Pkwy., Unit 203, GU27 and PU41, Chicago, IL 60614



Doc# 1830517005 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/01/2018 09:44 AM PG: 1 OF 4

Property of Cook County Clerk's Office

S ✓
P ✓
S ✓
M ✓
SC ✓
E ✓
INT ✓ W

REAL ESTATE TRANSFER TAX

30-Oct-2018



COUNTY: 188.50
ILLINOIS: 377.00
TOTAL: 565.50

14-30-403-091-1016 | 20181001609912 | 1-477-016-736

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LEGAL DESCRIPTION

EXHIBIT "A"

Unit No's. 203, GU27 and PU41 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 Luetgert'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 Northwestern 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 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 westward extension thereof of said lot 3), all in Cook

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Title No.: TC18001035

EXHIBIT A - CONTINUED

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 8;

The exclusive right to storage Lockers 5-16, a limited common element as delineated on the survey attached to the declaration of condominium recorded as document 00038514 in Cook County, Illinois.

For informational purposes only: 1735 W. Diversey Pkwy, Unit 203, Chicago, IL, 60614

Tax Parcel # 14-30-403-091-1016 and 14-30-403-091-1134 and 14-30-403-091-1191

Property of Cook County Clerk's Office

