

THE GRANTOR:

Roland JB Clemente and Cherrie May Clemente, of 2471 Meadowlark Dr., West Chicago, IL 60185, as Trustee of The Chita D. Clemente Trust, dated May 21, 2015, in pursuance of every other power and authority enabling them, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, ALIENS, REMISES, RELEASES AND CONVEYS to



Doc# 1902413044 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/24/2019 12:44 PM PG: 1 OF 5

THE GRANTEE:

Roland JB Clemente of 2471 Meadowlark Dr., West Chicago, IL 60185 in Fee Simple

Subject to covenants, conditions, and restrictions of record and by-laws, building lines and easements, if any provided, they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes not due and payable at the time of closing

The following described real estate situated in the County of Cook, in the State of Illinois to wit: See Attached Legal Description.

Permanent Index Number: 17-21-414-011-1143

COMMONLY KNOWN AS: 1935 S. Archer Ave., Unit 325, Chicago, IL, 60616

DATED this 18<sup>th</sup> day of January, 2019 ~~December, 2018~~

Roland JB Clemente, as Trustee of  
The Chita D. Clemente Trust, dated May 21, 2015

Cherrie May Clemente, as Trustee of  
The Chita D. Clemente Trust, dated May 21, 2015

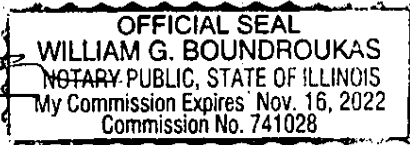
EXEMPT UNDER PARAGRAPH (e) SECTION 4 OF THE REAL ESTATE TRANSFER ACT

1/18/2019

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Roland JB Clemente and Cherrie May Clemente are the same people whose names are subscribed to, 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 the purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and notary seal this

~~18<sup>th</sup> day of December 2018~~  
January, 2019



Send subsequent tax bills to:

Roland Clemente  
2471 Meadowlark Dr.  
West Chicago, IL 60185

Mail to:

Roland Clemente  
2471 Meadowlark Dr.  
West Chicago, IL 60185

Prepared by Charles Bell, Attorney at Law, 234 Waukegan Rd., Glenview, IL 60025.

CCRD REVIEW

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## LEGAL DESCRIPTION

UNIT NO. 325 IN POINTE 1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

### PARCEL 1:

THAT PART OF LOTS 2 AND 3, AND ALL OF LOTS 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 AND 3, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7;  
 THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 6 AND 7 AND THE NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 205.69 FEET;  
 THENCE SOUTH 31° 54' 03" EAST, A DISTANCE OF 68.65 FEET;  
 THENCE SOUTH 57° 48' 37" WEST, A DISTANCE OF 57.50 FEET  
 THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 16.35 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 68.15 FEET;  
 THENCE NORTH 89° 59' 23" WEST, A DISTANCE OF 13.40 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 24.42 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, ALONG THE SOUTH LINE OF SAID VACATED 30 FEET ALLEY AND THE SOUTH LINE OF SAID LOTS 6 AND 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 157.38 FEET;  
 THENCE NORTH 00° 05' 13" WEST, ALONG THE WEST LINE OF SAID LOT 7, SAID LINE ALSO BEING THE EAST LINE OF SOUTH DEARBORN STREET, A DISTANCE OF 86.53 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM PARCELS (RETAIL PROPERTIES) DESCRIBED AS FOLLOWS:

### PARCEL A:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 28.79 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 6 AND 7 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7;  
 THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 7, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 58.97 FEET;

THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 5.77 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 0.61 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 7.59 FEET;  
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 7.49 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 9.45 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 8.05 FEET;

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THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 16.80 FEET;  
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 21.30 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 15.63 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 13.09 FEET;  
 THENCE SOUTH 76° 51' 21" EAST, A DISTANCE OF 13.50 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 5.50 FEET;  
 THENCE SOUTH 58° 06' 03" WEST, A DISTANCE OF 21.88 FEET;  
 THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 38.68 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 20.65 FEET;  
 THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 9.40 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, ALONG THE SOUTH LINE OF SAID LOTS 6 AND 7, SAID LINE ALSO  
 BEING THE NORTH LINE OF WEST CULLEROTN STREET, DISTANCE OF 49.54 FEET;  
 THENCE NORTH 09° 05' 13" WEST, ALONG THE WEST LINE OF SAID LOT 7, SAID LINE ALSO BEING THE  
 EAST LINE OF SOUTH DEARBORN STREET, A DISTANCE OF 86.83 FEET TO THE POINT OF BEGINNING, IN  
 COOK COUNTY, ILLINOIS.

## PARCEL B:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 13.46 FEET  
 CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 28.79 FEET  
 CHICAGO CITY DATUM OF THAT PART OF LOTS 2, 3, 6, AND 7, TOGETHER WITH A PART OF THE VACATED  
 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND  
 ADJOINING THE WEST LINE OF SAID LOTS 2 AND 3, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION  
 OF BLOCKS IN EAST FRACTIONAL SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST  
 OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7,  
 THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 6 AND 7 AND THE  
 NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE SOUTHEASTERLY  
 LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 70.24 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 58° 08' 39" EAST, ALONG SAID LINE, A DISTANCE OF 135.45 FEET;  
 THENCE SOUTH 31° 54' 03" EAST, A DISTANCE OF 68.65 FEET;  
 THENCE SOUTH 57° 48' 37" WEST, A DISTANCE OF 57.50 FEET;  
 THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 0.96 FEET;  
 THENCE SOUTH 58° 06' 03" WEST, A DISTANCE OF 80.05 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 30.61 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 1.50 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 9.76 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 2.50 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 1.09 FEET  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 6.15 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 19.82 FEET;  
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 8.11 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 8.68 FEET TO THE POINT OF BEGINNING, IN COOK  
 COUNTY, ILLINOIS.

## PARCEL C:

THAT PART OF LOTS 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF

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AND ADJOINING EAST LINE OF SAID LOT 6 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7;  
THENCE NORTH 90° 00' 00" EAST, ALONG THE SOUTH LINE OF SAIF LOT 7, SAID LINE ALSO VEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 70.19 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 48.08 FFET;  
THENCE NORTH 58° 06' 03" EAST, A DISTANCE OF 108.96 FEET  
THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 15.39 FEET;  
THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 68.15 FEET;  
THENCE NORTH 82° 59' 23" WEST, A DISTANCE OF 13.40 FEET;  
THENCE SOUTH 03° 00' 37" WEST, A DISTANCE OF 24.42 FEET;  
THENCE SOUTH 90° 00' 00" WEST, ALONG SAID SOUTH LINE OF LOTS 6 AND 7, AND SAID SOUTH LINE OF VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 87.19 FEET TO THE POINT OF BEGINING, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 3.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 13.80 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 3, 4 AND 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SIAD LOT 5,  
THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 70.35 FFET;  
THENCE NORTH 00° 00' 58" WEST, A DISTANCE OF 10.33 FEET TO THE POINT BEGINNING;  
THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 64.97 FEET;  
THENCE NORTH 00° 00' 16" WEST, A DISTANCE OF 90.85 FEET;  
THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 24.00 FEET;  
THENCE SOUTH 00° 00' 58" EAST, A DISTANCE OF 115.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421739021; TOGETHER WITH THEIR UNDIVINDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILINOIS.

COMMONLY KNOWN AS: 1935 S. ARCHER AVE., 325, CHICAGO, IL. 60616

PERMANENT INDEX NUMBER: 17-21-414-011-1143

**REAL ESTATE TRANSFER TAX**

24-Jan-2019



<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

17-21-414-011-1143 | 20190101682032 | 1-973-719-456

**REAL ESTATE TRANSFER TAX**

24-Jan-2019



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

17-21-414-011-1143 | 20190101682032 | 0-534-864-288

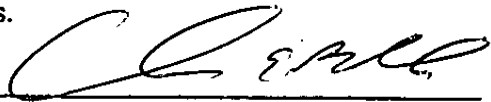
\* Total does not include any applicable penalty or interest due.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 1/18/2019

Signature: 

Grantor or Agent

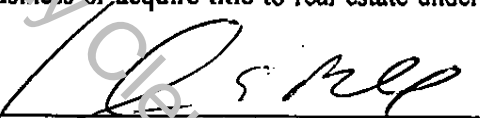
Subscribed and sworn to before me by the said Charles Bell dated 1/18/19



Notary Public Maggie Nikitas

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 1/18/2019

Signature: 

Grantee or Agent

Subscribed and sworn to before me by the said Charles Bell dated 1/18/19



Notary Public Maggie Nikitas

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.