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WARRANTY DEED

Statutory (Illinois)
(Individual to Individual)

Doc#: 1909817058 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/08/2019 10:06 AM Pg: 1 of 4

Dec ID 20190301633634
ST/CO Stamp 1-690-414-496 ST Tax \$558.00 CO Tax \$279.00
City Stamp 1-516-598-688 City Tax: \$5,859.00

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Bellantoni®

The Grantor(s), Mark C. ~~Bellatoni~~, A Single Man of 1629 S. Prairie Avenue Unit 2202 & GU-332, of the City of Chicago, County of Cook, State of IL, for and in consideration of the sum of Ten and 00/100s-----(\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Ned Flynn Kaida-Yip, a single man of the City of Chicago

of _____, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Reverse Side for Legal Description)

(Strike Inapplicable)

1. As Tenants In Common
2. Not as Tenants in Common, but as Joint Tenants
3. Not as Joint Tenants, Not as Tenants in Common, but as Tenants By The Entirety Forever

ST001146-603846E
2013

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Reverse Side for Legal Description)

4. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises (As Tenants In Common)(Not As Tenants in Common, but in JOINT TENANCY)(Not as Joint Tenants, Not as Tenants In Common, but as Tenants By The Entirety), forever.

Subject to: See Reverse Side hereof.

Permanent Real Estate Index Number: 17-22-304-092-1167 and 17-22-304-092-1606
Address of Real Estate: 1629 S. Prairie Avenue Unit 2202 & GU-332, Chicago, IL 60616

Dated this 26th day of February, 2019.

Mark C. Bellantoni
Mark C. ~~Bellatoni~~ Bellantoni®

State of Ohio, County of Cuyahoga I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark C. Bellantoni, A Single Man, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 26th day of February, 2019.

Commission expires: 10/19/23 NOTARY PUBLIC: Tammy Bittel

This instrument was prepared by Richard Shopiro, Sulzer & Shopiro, Ltd., 20 N. Wacker, Suite 2250, Chicago, IL 60606






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LEGAL DESCRIPTION

Of premises commonly known as: 1629 S. Prairie Avenue Unit 2202 & GU-332, Chicago , IL 60616

See Exhibit 'A' attached hereto.

REAL ESTATE TRANSFER TAX		01-Apr-2019
	CHICAGO:	4,185.00
	CTA:	1,674.00
	TOTAL:	5,859.00 *
17-22-304-092-1167 20190301633634 1-516-598-688		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		01-Apr-2019
		COUNTY:
		ILLINOIS:
		TOTAL:
17-22-304-092-1167 20190301633634 1-690-414-496		

Subject to: SUBJECT TO RESTRICTIONS OF RECORD, CONDITIONS, RESERVATIONS AND EASEMENTS, ZONING ORDINANCES, IF ANY, AND GENERAL TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE AND THOSE ITEMS MENTIONED IN THE CONTRACT.

MAIL TO:

Ms. Lisa Saul/Forde Law
~~24 W. Erie St., #1a~~
~~CHICAGO, IL 60654~~
 111 W Washington #1100
 Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Ned Flynn Kaida-Yip
 1629 S. Prairie Avenue Unit 2202 & GU-332
 Chicago , IL 60616

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EXHIBIT "A"

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-----LEGAL DESCRIPTION-----

PARCEL 1:

UNIT 2202 and GU-332 IN THE 1600 MUSEUM PARK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE 66 FOOT WIDE EAST 18TH STREET WITH THE EAST LINE OF THE 66 FOOT WIDE SOUTH PRAIRIE AVENUE; THENCE NORTH 00 DEGREES 05 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF SOUTH PRAIRIE AVENUE, AFORESAID, 404.92 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 05 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF SOUTH

PRAIRIE, AVENUE, AFORESAID, 219.04 FEET TO THE NORTHWEST CORNER OF LOT 1 IN E.L. SHERMAN'S SUBDIVISION OF LOTS 4, 5 AND 6 IN BLOCK 1 OF CLARKE'S ADDITION AND LOT 1 IN BLOCK 1 AND THE WEST HALF OF BLOCK 2 OF SUBDIVISION OF 49 1/2 ACRES SOUTH OF AND ADJOINING THE NORTH 20.90 ACRES OF THE SOUTHWEST FRACTIONAL QUARTER OF SAID SECTION 22; THENCE NORTH 89 DEGREES 56 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF LOT 1 IN E.L. SHERMAN'S SUBDIVISION, AFORESAID, 119.65 FEET TO A POINT ON THE WEST RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY AS FIXED BY AGREEMENT RECORDED OCTOBER 20, 1941 AS DOCUMENT NUMBER 12778000 AND BY A COUNTERPART AGREEMENT RECORDED DECEMBER 6, 1941, AS DOCUMENT NUMBER 12806202; THENCE SOUTH 16 DEGREES 48 MINUTES 27 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE FIXED BY AGREEMENT, 57.74 FEET TO A POINT ON THE WEST RIGHT OF

WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; THENCE SOUTH 27 DEGREES 20 MINUTES 27 SECONDS EAST ALONG THE LAST MENTIONED WEST RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD, 175.70 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 90.34 FEET; THENCE: SOUTH 00 DEGREES 02 MINUTES 31 SECONDS EAST 7.82 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 126.33 FEET TO THE

POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; AND THE PROPERTY AND SPACE OF THE ILLINOIS CENTRAL RAILROAD COMPANY LYING ABOVE A HORIZONTAL, PLANE HAVING AN ELEVATION OF 65.00 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE

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EXHIBIT "A"

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-----LEGAL DESCRIPTION-----

BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID LAND PROPERTY AND SPACE, DESCRIBED AS FOLLOWS: THAT PART OF LOTS 7 AND 12 IN ASSESSORS DIVISION OF LOTS 1, 2 AND 3 IN BLOCK 1 OF CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH,

RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS : BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12 AND RUNNING THENCE NORTH 00 DEGREES 02 MINUTES 49 SECONDS WEST ALONG THE WEST LINE OF SAID LOTS 12 AND 7, A DISTANCE OF 84.19 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS EAST ALONG THE NORTH LINE OF

SAID LOT 7, A DISTANCE OF 58.26 FEET; THENCE SOUTH 27 DEGREES 02 MINUTES 14 SECONDS EAST ALONG A STRAIGHT LINE, A DISTANCE OF 94.49 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 12, AT A POINT 101.28 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS WEST ALONG SAID SOUTH LINE OF LOT 12, A DISTANCE OF 101.28 FEET TO THE POINT OF BEGINNING, IN

COOK COUNTY ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM PURSUANT TO THE CONDOMINIUM PROPERTY ACT FOR 1600 MUSEUM PARK CONDOMINIUMS, MADE BY 1600 MUSEUM PARK LLC. AN ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY,

ILLINOIS, AS DOCUMENT NUMBER 0835010078 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS THEREOF, IN COOK COUNTY, ILLINOIS.

PARCEL 2;

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-167, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT NUMBER 0835010078.