

UNOFFICIAL COPY

Special Warranty Deed

(Deed in Trust)
State of Illinois)

County of Cook)

) ss (all)

Chicago Title -

Grantor: 1960 W 088015 SK

Liza J. Lopez and Richard J. Lopez,*

as joint tenants

11450 Circle Dr

Burr Ridge, IL 60527

* Single

Conveys and Warrants to the Grantee:

Kelly A. McCormick, and Timothy J. O'Gara,

as Co-Trustees of the KMC Trust dated May 10, 2010

and as amended on December 3, 2012

1201 S Prairie Ave. #305

Chicago, IL 60605

Doc#. 1909908213 Fee: \$50.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 04/09/2019 01:12 PM Pg: 1 of 2

Dec ID 20190401637544

ST/CO Stamp 2-123-727-776 ST Tax \$35.00 CO Tax \$17.50

City Stamp 0-742-343-584 City Tax: \$367.50

In Consideration of the Sum of TEN Dollars (\$10.00) and other good and valuable consideration, in hand paid, does hereby grant, warrant and convey to the aforementioned grantee, the following described real estate in the City of Chicago, County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Ave,

Common Address 1235 S. Prairie, GU-360, Chicago, IL 60605

Real Estate Permanent Index Numbers: 17-22-110-125-1646

Subject to: Subject to: General Taxes for 2018 and subsequent years, building lines and building restrictions of record, zoning, building laws and ordinances; private, public and utility easements; public roads and highways, covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; acts done or suffered by or through the Grantee; TO HAVE AND HOLD SAID PREMISES FOREVER. This is not a homestead property. *

IN WITNESS WHEREOF, Seller has Signed and dated this 3rd Day of April, 2019.

Liza Jeanne Lopez
Liza J. Lopez, Grantor

Richard J. Lopez
Richard J. Lopez, Grantor

State of Illinois
County of Cook

I, Gregory J. Lisinski, being a Notary Public in and for the County of Cook, State of Illinois, do hereby certify that the persons who appeared before me, are the same persons known to me and that they have executed this instrument as their free and voluntary act, and that they executed the same in my presence.

Given this 3rd Day of April, 2019

Notary Public



UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1: GU-360, IN THE TOWER RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 25.18 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 14.88 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE THEREOF, 19.36 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 26.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 04 MINUTES 10 SECONDS WEST, 36.31 FEET; THENCE NORTHERLY 13.18 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 136.61 FEET, CONVEX WESTERLY, AND WHOSE CHORD BEARS NORTH 13 DEGREES 48 MINUTES 32 SECONDS WEST A DISTANCE OF 13.17 FEET; THENCE NORTH 70 DEGREES 29 MINUTES 29 SECONDS EAST, 0.41 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 45 SECONDS EAST, 5.41 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 25 SECONDS WEST, 1.13 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 00 SECONDS EAST, 1.72 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 42 SECONDS EAST, 2.94 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 47 SECONDS EAST, 2.79 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST, 9.70 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 58 SECONDS EAST, 1.41 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 0.41 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 8.87 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 18 SECONDS WEST, 0.83 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 50 SECONDS EAST, 3.88 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 10 SECONDS EAST, 1.99 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 37 SECONDS EAST, 14.33 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 17 SECONDS EAST, 1.69 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 08 SECONDS EAST, 14.43 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 08 SECONDS EAST, 5.26 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 40 SECONDS EAST, 14.33 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 47 SECONDS WEST, 25.19 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 13 SECONDS EAST, 5.67 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 07 SECONDS WEST, 8.32 FEET; THENCE WESTERLY 70.75 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 128.18 FEET, CONVEX SOUTHERLY, AND WHOSE CHORD BEARS SOUTH 89 DEGREES 59 MINUTES 01 SECONDS WEST A DISTANCE OF 69.86 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 15, 2006 AS DOCUMENT NUMBER 0613532041, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3 AS CREATED BY GRANT OF ACCESS EASEMENT AND AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL DATED JULY 20, 2000 AND RECORDED JULY 27, 2000 AS DOCUMENT NUMBER 00570791 MADE BY MUSEUM PARK EAST, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY TO CHICAGO TITLE LAND TRUST COMPANY (FORMERLY KNOWN AS CHICAGO TITLE AND TRUST COMPANY) AS TRUSTEE UNDER A TRUST AGREEMENT DATED MARCH 1, 1990 AND KNOWN AS TRUST NUMBER 1080000 FOR PEDESTRIAN AND LIMITED VEHICULAR INGRESS AND EGRESS.

Common Address 1235 S. Prairie, GU-360, Chicago, IL 60605
Real Estate Permanent Index Numbers: 17-22-110-125-1646

Mail To:

Daniel Seltzer, Attorney

~~943 S. Kenilworth Ave~~ 2710 Euclid Ave

~~Oak Park, IL 60304~~

Berwyn, IL 60402

Send Tax Bills to:

KMC Trust

1201 S Prairie Ave. #3805

Chicago, IL 60605