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Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 1910213261 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/12/2019 11:43 AM Pg: 1 of 3

Dec ID 20190401642718
ST/CO Stamp 1-068-454-816 ST Tax \$899.00 CO Tax \$449.50
City Stamp 0-788-386-720 City Tax: \$9,439.50

THE GRANTORS, Art H. Levin and Lindsay A. Levin, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEEES, Katherine A. Thiele and Christopher H. Thiele, husband and wife, of 3808 N. Lakeview, Unit 1S, Chicago, IL 60613, not as joint tenants nor as tenants in common, but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements, acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws; and general real estate taxes not yet due and payable.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-29-305-059-1002
Address of Real Estate: 2755 N. Lakewood Ave., Unit 1S, Chicago, IL 60614

[signatures on following page]

Chicago Title

106 3 9 19 CSA 365023LP

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Dated this 23 day of MARCH, 2019

Ari H. Levin

Lindsay A. Levin

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ari H. Levin and Lindsay A. Levin, personally known to me to be the same person(s) whose name(s) 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 23 day of march.


(Notary Public)

Prepared By: Thompson & Thompson
19 S. LaSalle St., Suite 302
Chicago, IL 60603

Mail To:
Peter L. Marx, Esq.
7104 W. Addison
Chicago, IL 60634
~~Wanda Brom, Esq.~~
301 Scotswood Road
Riverside, IL 60546

Name & Address of Taxpayer:
Katherine Thiele and Christopher Thiele
2755 N. Lakewood Ave., Unit 1S
Chicago, IL 60614

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A

Legal Description

UNIT NUMBER 1S TOGETHER WITH THE EXCLUSIVE RIGHTS TO USE PARKING SPACE P-1 AND ROOF RIGHTS L.C.E. UNIT 1S, BOTH LIMITED COMMON ELEMENTS IN LAKEWOOD PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 1 THROUGH 23 (BOTH INCLUSIVE), ALSO THE VACATED 16.0 FOOT ALLEY LYING SOUTH OF AND ADJOINING LOTS 1 THROUGH 5 AND LYING NORTH OF AND ADJOINING LOT 6 (SAID VACATION BEING RECORDED JULY 20, 1978 AS DOCUMENT NUMBER 24544941), ALSO THE VACATED 16.0 FOOT ALLEY LYING SOUTH OF AND ADJOINING LOT 18 AND LYING NORTH OF AND ADJOINING LOTS 19 THROUGH 23 (SAID VACATION BEING RECORDED OCTOBER 31, 1947 AS DOCUMENT NUMBER 14181694) ALL IN BLOCK 7 IN THE SUBDIVISION OF BLOCKS 5 AND 6 AND THE WEST 1/2 OF BLOCK 7 IN THE SUBDIVISION OF BLOCK 44 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A SINGLE TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 5) THENCE SOUTH 00°-00'-00" WEST ALONG THE WEST LINE OF SAID TRACT (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF N. LAKEWOOD AVENUE), A DISTANCE OF 30.28 FEET, TO THE PLACE OF BEGINNING; THENCE SOUTH 89°-44'-00" EAST, 102.31 FEET, THENCE SOUTH 00°-16'-00" WEST, 21.24 FEET; THENCE SOUTH 90°-00'-00" EAST, 22.00 FEET TO THE EAST LINE OF SAID TRACT (THE EAST LINE OF SAID TRACT ALSO BEING THE WEST LINE OF A 6 FOOT ALLEY); THENCE SOUTH 00°-01'-51" EAST ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 45.83 FEET; THENCE NORTH 90°-00'-00" WEST, 18.84 FEET; THENCE NORTH 00°-00'-00" EAST 18.68 FEET; THENCE NORTH 90°-00'-00" WEST 25.39 FEET; THENCE SOUTH 00°-00'-00", WEST 3.58 FEET; THENCE NORTH 90°-00'-00" WEST, 80.00 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00°-00'-00" EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 52.54 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENT, RESTRICTIONS, COVENANTS AND BY-LAWS FOR LAKEWOOD PLACE CONDOMINIUM RECORDED DECEMBER 31, 2013 AS DOCUMENT 1336544041 AND AMENDMENTS RECORDED FEBRUARY 27, 2014 AS DOCUMENT NUMBER 1405819006, AND RECORDED JULY 24, 2014 AS DOCUMENT 1420534030, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.