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PN9-50521 243

AFTER RECORDING MAIL TO:

Lisa Saul, Esq.
24 West Erie Street,
Suite 4A
Chicago, IL, 60654

Doc#: 1913301259 Fee: \$56.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/13/2019 12:31 PM Pg: 1 of 5

Dec ID 20190401641600
ST/CO Stamp 1-852-999-584 ST Tax \$580.00 CO Tax \$290.00
City Stamp 0-112-740-256 City Tax: \$6,090.00

SEND SUBSEQUENT TAX BILLS TO:

Lisa M. Kalous
Ryan R. Kalous
457 W Fullerton Parkway, Unit 3W
Chicago, IL 60614

Above Space for Recorder's Use Only

Warranty Deed

Tenants By The Entirety
Statutory (ILLINOIS)
General

THE GRANTOR, Ellen Sawyer, a single woman, of the City of Skokie, County of Cook, State of Illinois for and in consideration of Ten Dollars and No Cents (\$ 0.00), in hand paid, CONVEYS and WARRANTS to GRANTEES, Lisa M. Kalous and Ryan R. Kalous, husband and wife, both of 2350 North Lincoln Avenue, Chicago, IL, 60614, as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

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

SUBJECT TO: Covenants, conditions and restrictions of record | Public and utility easements | All special governmental taxes or assessments confirmed and unconfirmed | General real estate taxes not due and payable at the time of Closing.

** ALL CONSIDERATION ON FIRST DEED **

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Permanent Index Number (PIN):

14-28-322-045-1020

Address(es) of Real Estate:

2431 N. CLARK ST. Unit ^{153 Q} Chicago, IL 60614

Dated this 5th day of April, 2019

Ellen Sawyer
ELLEN SAWYER, as to Parcel B

~~Chicago Title Land Trust Company, Trustee as to Parcel A~~

STATE OF IL)

) SS

COUNTY OF COOK)

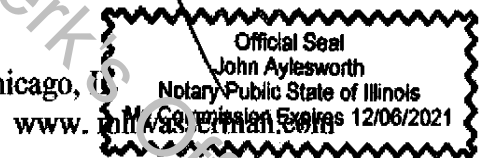
I, ~~Susan Fefferman~~ John Aylesworth, a notary public, in and for, and residing in the said county, in the State aforesaid, DO HEREBY CERTIFY THAT, ELLEN SAWYER, personally known to me to be the same person whose name is subscribed to the foregoing Instrument appeared before me this day in person, 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.

GIVEN under my hand and notarial seal this 5th day of April 2019

Susan Fefferman
Notary Public

Prepared by:

Michael H. Wasserman, P.C.
105 W. Madison St, Ste 401, Chicago, IL
312-726-1512



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EXHIBIT "A"

Unit 153 In The Lincoln Park Garage Condominium As Delineated And Defined On The Plat Of Survey Of The Following Described Parcel Of Real Estate: Lot 2 In R. Lotholz's Subdivision Of Lots 6 And 7 In Baird's Lincoln Park Addition To Chicago, Being A Subdivision Of The Southeast 1/4 Of The Southwest 1/4 Of Section 29, Township 40 North, Range 14, East Of The Third Principal Meridian, According To The Plat Thereof Recorded March 11, 1907 As Document Number 4001675, In Book 95, Page 17, In Cook County, Illinois; And The Southerly 102 Feet 1/2 Inch Of The Westerly 215 Feet Of Lot 4 In Baird's Lincoln Park Addition To Chicago, Being A Subdivision In The Southeast 1/4 Of The Southwest 1/4 Of Section 28, Township 40 North, Range 14, East Of The Third Principal Meridian, In Cook County, Illinois, Except, Parcels 1, 2, And 3 Described As Follows:

Parcel 1: Commercial Property "a": The Property And Space At The First Floor Of A 2 Story And Basement Building At 2417-2433 North Clark Street, Chicago, Illinois, Lying Between Horizontal Planes At Elevations Of 21.50 Feet And 32.76 Feet, City Of Chicago Datum, And Lying Within The Following Described Boundaries Of The Part Of The Southerly 102 Feet 1/2 Inch Of The Westerly 215 Feet Of Lot 4 In Baird's Lincoln Park Addition To Chicago, Being A Subdivision In The Southeast Corner Of The Southwest 1/4 Of Section 28, Township 40 North, Range 14 East Of The Third Principal Meridian, In Cook County, Illinois, Described As Follows: Commencing At A Point On The Easterly Line Of North Clark Street And The Westerly Line Of Said Lot 4, 1.28 Feet Southerly Of The Northerly Line Of The Southerly 102 Feet 1/2 Inch Of Said Lot 4; Thence Southerly On The Westerly Line Of Said Lot 4, 15.78 Feet; Thence Easterly At Right Angles, 17.61 Feet; Thence Northerly At Right Angles, 1.50 Feet; Thence Easterly At Right Angles, 1.40 Feet; Thence Southerly At Right Angles, 1.25 Feet; Thence Easterly At Right Angles, 10.65 Feet; Thence Northerly At Right Angles, 4.64 Feet; Thence Easterly At Right Angles, 6.78 Feet; Thence Southerly At Right Angles, 3.30 Feet; Thence Easterly At Right Angles, 0.64 Feet; Thence Southerly At Right Angles, 0.83 Feet; Thence Easterly, 19.20 Feet To A Point 56.18 Feet Easterly Of The Westerly Line Of Said Lot 4 And 14.41 Feet Southerly Of The Northerly Line Of The Southerly 102 Feet 1/2 Inch Of Said Lot 4; Thence Northerly Parallel To The Westerly Line Of Said Lot 4, 1.84 Feet; Thence Easterly At Right Angles, 1.06 Feet; Thence Southerly At Right Angles, 1.84 Feet; Thence Easterly At Right Angles, 11.44 Feet; Thence Northerly At Right Angles, 13.11 Feet To A Point 1.30 Feet Southerly Of The Northerly Line Of The Aforesaid Southerly 102 Feet 1/2 Inch Of Lot 4; Thence Westerly 68.68 Feet To The Place Of Beginning, In Cook County, Illinois.

Parcel 2: Commercial Property "r": The Property And Space At The First Floor Of A 2 Story And Basement Building At 2417-2433 North Clark Street, Chicago, Illinois, Lying Between Horizontal Planes At Elevations Of 21.50 Feet And 32.83 Feet, City Of Chicago Datum And Lying Within The Following Described Boundaries Of That Part Of The Southerly 102 Feet 1/2 Inch Of The Westerly 215 Feet Of Lot 4 In Baird's Lincoln Park Addition To Chicago, Being A Subdivision In The Southeast Corner Of The Southwest 1/4 Of Section 28, Township 40 North, Range 14 East Of The Third Principal Meridian, In Cook County, Illinois, Described As Follows: Commencing At A Point On The East Line Of North Clark Street And The West Line Of Said Lot 4, 37.15 Feet Southerly Of The Northerly Line Of The Aforesaid Southerly 102 Feet 1/2 Inch Of Said Lot 4; Thence Easterly At Right Angles To Said Lot Line, 1.95 Feet; Thence Northerly At Right Angles, 2.57 Feet; Thence Easterly At Right Angles, 15.66 Feet; Thence Southerly At Right Angles, 1.72 Feet; Thence Easterly At Right Angles, 1.75 Feet; Thence Northerly At Right Angles, 1.72 Feet; Thence Easterly At Right Angles, 16.33 Feet; Thence Southerly At Right Angles, 1.55 Feet; Thence Easterly At Right Angles, 1.72 Feet; Thence Northerly At Right Angles, 1.55 Feet; Thence Easterly 5.96 Feet To A Point 43.23 Feet Easterly Of The Westerly Line Of Said Lot 4 And 35.86 Feet Southerly Of The Northerly Line Of The Southerly 102 Feet 1/2 Inch Of Said Lot 4; Thence Easterly, 5.62 Feet To A Point 47.13 Feet

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Easterly Of The Westerly Line Of Said Lot 4 And 39.90 Feet South Of The Northerly Line Of The Southerly 102 Feet 1/2 Inch Of Said Lot 4; Thence Easterly Parallel To The Northerly Line Of Said Southerly 102 Feet 1/2 Inch Of Said Lot 4, 5.80 Feet; Thence Northerly At Right Angles, 2.98 Feet; Thence Easterly 3.17 Feet To A Point 56.06 Feet Easterly Of The Westerly Line Of Said Lot 4 And 37.42 Feet Southerly Of The Northerly Line Of Said Southerly 102 Feet 1/2 Inch Of Said Lot 4; Thence Southerly Parallel To The Westerly Line Of Said Lot 4, 1.75 Feet; Thence Easterly At Right Angles, 1.75 Feet; Thence Northerly At Right Angles, 1.75 Feet; Thence Easterly At Right Angles, 19.57 Feet; Thence Southerly At Right Angles, 2.11 Feet; Thence Easterly At Right Angles, 1.26 Feet; Thence Northerly At Right Angles, 2.11 Feet; Thence Easterly At Right Angles, 20.02 Feet; Thence Southerly At Right Angles, 1.17 Feet; Thence Easterly At Right Angles, 1.24 Feet To A Point 99.90 Feet Easterly Of The Westerly Line Of Said Lot 4; Thence Southerly Parallel To The Westerly Line Of Said Lot 4, 23.85 Feet; Thence Westerly At Right Angles, 1.20 Feet; Thence Southerly At Right Angles, 2.15 Feet; Thence Easterly At Right Angles, 1.20 Feet; Thence Southerly At Right Angles, 22.93 Feet; Thence Westerly At Right Angles, 1.06 Feet; Thence Southerly At Right Angles, 1.82 Feet; Thence Easterly At Right Angles, 1.06 Feet; Thence Southerly At Right Angles, 5.31 Feet; Thence Westerly At Right Angles, 1.20 Feet; Thence Southerly At Right Angles, 6.20 Feet To A Point 100.87 Feet Southerly Of The Northerly Line Of The Southerly 102 Feet 1/2 Inch Of Said Lot 4; Thence Westerly 98.70 Feet To A Point In The Westerly Line Of Said Lot 4, 100.82 Feet Southerly Of The Northerly Line Of The Southerly 102 Feet 1/2 Inch Of Said Lot 4; Thence Northerly On The Westerly Line Of Said Lot 4, 63.67 Feet To The Place Of Beginning. In Cook County, Illinois.

Parcel 3: Commercial Property "c": The Property And Space At The First Floor Of A 2 Story Building At 2417-2433 North Clark Street, Chicago, Illinois, Lying Between Horizontal Planes At Elevations Of 22.00 Feet And 35.87 Feet, City Of Chicago Datum, And Lying Within The Following Described Boundaries Of That Part Of Lot 2 In R. Lotho z's Subdivision Of Lots 6 And 7 In Baird's Lincoln Park Addition To Chicago, Being A Subdivision Of The Southeast Corner Of The Southwest 1/4 Of Section 28, Township 40 North, Range 14 East Of The Third Principal Meridian, According To The Plat Thereof Recorded March 11, 1907 As Document No. 0001675, In Book 95, Page 17, In Cook County, Illinois, Described As Follows: Commencing At A Point On The East Line Of North Clark Street And The West Line Of Said Lot 2, 100.08 Feet Northerly Of The South West Corner Of Said Lot 2; Thence Southerly On The Westerly Line Of Said Lot 2, 99.02 Feet; Thence Easterly On A Line 1.06 Feet Northerly Of And Parallel To The Southerly Line Of Said Lot 2, 88.82 Feet; Thence Northerly At Right Angles, 2.45 Feet; Thence Easterly At Right Angles, 39.16 Feet; Thence Northerly At Right Angles, 7.53 Feet; Thence Easterly At Right Angles, 28.05 Feet; Thence Northerly At Right Angles, 18.15 Feet; Thence Easterly At Right Angles, 7.04 Feet; Thence Northerly At Right Angles, 7.37 Feet; Thence Westerly At Right Angles, 7.04 Feet; Thence Northerly At Right Angles, 15.98 Feet To A Point 52.54 Feet North Of The South Line Of Said Lot 2; Thence Westerly Parallel To The South Line Of Said Lot 2, 6.07 Feet; Thence Westerly On A Curve Convex To The South Radius Of 1.0 Feet, 1.45 Feet To A Point On Said Line 52.54 Feet North Of The South Line Of Said Lot 2; Thence Westerly On Said Parallel Line, 18.33 Feet; Thence Westerly On A Curve Convex To The South, Radius Of 1.0 Feet, 1.45 Feet To A Point On Said Parallel Line; Thence Westerly On Said Parallel Line, 19.63 Feet; Thence Easterly On A Curve Convex To The South, Radius Of 1.0 Feet, 1.45 Feet To A Point On Said Parallel Line; Thence Westerly On Said Parallel Line, 0.10 Feet; Thence Northerly At Right Angles, 3.96 Feet; Thence Westerly At Right Angles, 13.01 Feet; Thence Northerly At Right Angles, 4.80 Feet; Thence Easterly At Right Angles, 5.03 Feet; Thence Northerly, 37.50 Feet To A Point 99.92 Feet East Of The West Line And 99.80 Feet North Of The South Line Of Said Lot 2; Thence Westerly On A Line Parallel To The North Line Of Said Lot 2, 7.20 Feet; Thence Northerly At Right Angles, 0.40 Feet; Thence Westerly At Right Angles, 5.65 Feet; Thence Northerly At Right Angles, 1.16 Feet; Thence Westerly At Right Angles, 18.10 Feet; Thence Southerly At Right Angles, 1.16 Feet; Thence Westerly At Right Angles, 4.08 Feet; Thence Northerly At Right Angles 0.88 Feet;

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Thence Westerly Parallel To The Northerly Line Of Said Lot 2, 15.45 Feet; Thence Southerly At Right Angles, 0.88 Feet; Thence Westerly At Right Angles, 4.85 Feet; Thence Northerly At Right Angles, 0.88 Feet; Thence Westerly Parallel To The Northerly Line Of Said Lot 2, 17.34 Feet; Thence Southerly At Right Angles, 1.54 Feet; Thence Westerly At Right Angles, 4.65 Feet; Thence Northerly At Right Angles, 1.54 Feet; Thence Westerly, 22.50 Feet To The Place Of Beginning, All In Cook County, Illinois Which Survey Is Attached As Exhibit "b" To The Declaration Of Condominium Recorded January 29, 1999 As Document Number 99097240, As Amended From Time To Time, Together With Its Undivided Percentage Interest In The Common Elements. Parcel 3: Easement Appurtenant For The Benefit Of Parcel 2 For Structural Support As Created By The Declaration Of Covenants, Conditions, Restrictions And Easements Dated April 28, 1998 Between Lasalle National Bank, As Trustee Under Trust Number 102880 And American National Bank And Trust Company Of Chicago, As Number 98391079 Over The Land Described Therein.

Property of Cook County Clerk's Office