

# UNOFFICIAL COPY

Doc#: 1914149073 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/21/2019 09:29 AM Pg: 1 of 3

Dec ID 20190501664849  
ST/CO Stamp 1-871-073-184 ST Tax \$890.00 CO Tax \$445.00  
City Stamp 1-454-428-064 City Tax: \$9,345.00

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, 232 LAWRENCE, LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to MELISSA LAUGHLIN, an unmarried individual, all interest in 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***

SUBJECT TO: (i) General real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 4802 North Bell Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) road and highways, if any; and (vii) acts done or suffered by Purchaser, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the Rights and Easements set forth in said declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number: 14-07-320-042-0000

Address of Real Estate: 4802 North Bell Avenue, Unit P-11  
Chicago, Illinois 60625


19002642ANC  
1 of 1 PDS.

# UNOFFICIAL COPY

Dated this 25<sup>th</sup> day of April, 2019.

**SELLER:**

**2232 LAWRENCE, LLC,**  
an Illinois limited liability company

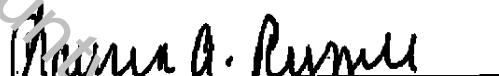
By:   
Armand Candea, Manager

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Armand Candea, Manager of 2232 LAWRENCE, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 25<sup>th</sup> day of April, 2019.



  
Notary Public

**Prepared By:**  
Lauren S. Kavanaugh, Esq.  
Fuchs & Roselli, Ltd.  
440 West Randolph Street, Suite 500  
Chicago, Illinois 60606

**Mail To:**  
Joan Maloney, Esq.  
Joan Maloney Law Office LLC  
1404 West Ohio Street  
Chicago, Illinois 60642

**Name & Address of Taxpayer:**  
Melissa Laughlin  
4802 North Bell Avenue, Unit 203  
Chicago, Illinois 60625

Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

PARKING SPACE P-11 IN THE 4802 NORTH BELL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 2019 AS DOCUMENT 1911916045 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. LOTS 47, 48 AND 49 IN JOHN R. WILLIAM SUBDIVISION OF (EXCEPT THE NORTH 258 FEET OF THE SOUTH 390 FEET OF THE EAST 165 FEET) BLOCK 1 AND ALL OF BLOCK 2 OF SUBDIVISION OF THE SOUTHEAST 1/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM COMMERCIAL SPACE:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 17.30 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION + 30.65 FEET (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 2.32 FEET NORTH AND 2.03 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 49; THENCE WEST, A DISTANCE OF 13.26 FEET; THENCE NORTH, A DISTANCE OF 3.31 FEET; THENCE WEST, A DISTANCE OF 9.19 FEET; THENCE SOUTH, A DISTANCE OF 3.31 FEET; THENCE WEST, A DISTANCE OF 33.04 FEET; THENCE NORTH, A DISTANCE OF 3.32 FEET; THENCE WEST, A DISTANCE OF 8.56 FEET; THENCE SOUTH, A DISTANCE OF 3.32 FEET; THENCE WEST, A DISTANCE OF 13.19 FEET; THENCE NORTH, A DISTANCE OF 13.39 FEET; THENCE WEST, A DISTANCE OF 1.35 FEET; THENCE NORTH, A DISTANCE OF 17.27 FEET; THENCE EAST, A DISTANCE OF 15.41 FEET; THENCE SOUTH, A DISTANCE OF 7.56 FEET; THENCE EAST, A DISTANCE OF 13.08 FEET; THENCE NORTH, A DISTANCE OF 7.73 FEET; THENCE EAST, A DISTANCE OF 6.35 FEET; THENCE SOUTH, A DISTANCE OF 1.31 FEET; THENCE WEST, A DISTANCE OF 0.80 FEET; THENCE SOUTH, A DISTANCE OF 1.79 FEET; THENCE EAST, A DISTANCE OF 0.80 FEET; THENCE SOUTH, A DISTANCE OF 2.39 FEET; THENCE EAST, A DISTANCE OF 3.53 FEET; THENCE SOUTH, A DISTANCE OF 0.78 FEET; THENCE EAST, A DISTANCE OF 3.28 FEET; THENCE NORTH, A DISTANCE OF 0.78 FEET; THENCE EAST, A DISTANCE OF 3.47 FEET; THENCE NORTH, A DISTANCE OF 6.29 FEET; THENCE EAST, A DISTANCE OF 24.18 FEET; THENCE SOUTH, A DISTANCE OF 0.78 FEET; THENCE EAST, A DISTANCE OF 1.86 FEET; THENCE NORTH, A DISTANCE OF 0.78 FEET; THENCE EAST, A DISTANCE OF 7.92 FEET; THENCE SOUTH, A DISTANCE OF 29.58 FEET; THENCE WEST, A DISTANCE OF 0.51 FEET; THENCE SOUTH, A DISTANCE OF 2.05 FEET TO THE POINT OF BEGINNING.

PIN: 14-07-320-042-0000

ADDRESS: 4802 North Bell Avenue, Unit P-11, Chicago, Illinois 60625