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Doc#: 1923206138 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/20/2019 12:44 PM Pg: 1 of 4

Dec ID 20190801658550
ST/CO Stamp 1-788-248-672 ST Tax \$770.00 CO Tax \$385.00
City Stamp 1-800-436-832 City Tax: \$8,085.00

WARRANTY DEED TENANCY BY THE ENTIRETY

Statutory (Illinois)
(Individual to Individual)

115-47323FA7

Above Space for Recorder's Use Only

THE GRANTOR(S) Christopher Moffatt and spouse, Alessandra Moffatt of the village/city of Chicago, County of Cook, State of IL, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to LOUIS J. DREON II

6820 N. Clark Street, Unit 401, Chicago, IL 60660

~~not as Joint Tenants with Rights of Survivorship, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY~~, the following described Real Estate situated in the County of Cook in the state of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

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 Joint Tenants with Rights of Survivorship, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY~~ forever.

SUBJECT TO: General taxes for _____ and subsequent years and (SEE ATTACHED)

Permanent Real Estate Index Number(s): 14-06-406-064-1013, 14-06-406-020-0000 and 14-06-406-019-0000

Address(es) of Real Estate: 5820 North Clark Street, Unit 401, Chicago, IL 60660

Dated this 12th day of August, 2019

Christopher Moffatt by Morreale Real Estate Services, Inc. by Linda Freeman, Attorney in Fact (SEAL)
X *Attorney in fact*

Christopher Moffatt by Morreale Real Estate Services, Inc. by Linda Freeman, Attorney in Fact

Alessandra Moffatt by Morreale Real Estate Services, Inc. by Linda Freeman, Attorney in Fact (SEAL)
X *Attorney in fact*

Alessandra Moffatt by Morreale Real Estate Services, Inc. by Linda Freeman, Attorney in Fact

REAL ESTATE TRANSFER TAX	14-Aug-2019	
	CHICAGO:	5,775.00
	CTA:	2,310.00
	TOTAL:	8,085.00 *

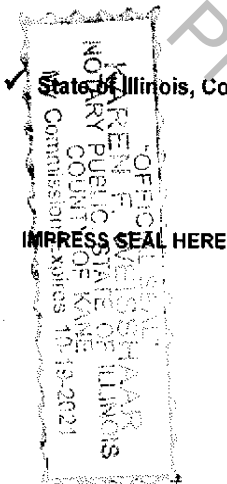
14-06-406-064-1013 | 20190801658550 | 1-800-436-832

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	14-Aug-2019	
	COUNTY:	385.00
	ILLINOIS:	770.00
	TOTAL:	1,155.00

14-06-406-064-1013 | 20190801658550 | 1-788-248-672

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State of Illinois, County of Kane ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Linda Freeman, Attorney in Fact for Christopher Moffatt and spouse, Alessandra Moffatt 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 12th day of August, 2019

Commission expires 10-19, 2021 Karen F. Shaar
NOTARY PUBLIC

This instrument was prepared by: JOAN M. BRADY, 449 TAFT AVENUE, GLEN ELLEN, ILLINOIS 60137

MAIL TO:

Frank W. Jacek, Sr. 1729cc
(Name)

11 W. Washington St
(Address)

Chicago Illinois 60602
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Louis J. Pison III
(Name)

5820 N. Clark Street
(Address)

Chicago Ill 60660
(City, State and Zip)

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LEGAL DESCRIPTION

PARCEL 1: UNIT 401 IN THE 5820 NORTH CLARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOT 7 (EXCEPT THAT PART THEREOF TAKEN FOR WIDENING NORTH CLARK STREET AND CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED APRIL 1, 1926 AS DOCUMENT 9225037 IN BOOK 22478 PAGE 283) IN BLOCK 7 IN BARRET AND GALLOWAY'S RE-SUBDIVISION OF BLOCKS 7, 8 AND 9 IN HENRYTOWN AND THE NORTH 100 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5 AND THE NORTH 100 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOT 5 (EXCEPT THE NORTH 20 FEET THEREOF) AND LOT 6 IN BLOCK 7 IN BARRET AND GALLOWAY'S RE-SUBDIVISION OF BLOCKS 7, 8 AND 9 IN HENRYTOWN AND THE NORTH 100 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5 AND THE NORTH 100 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING NORTH CLARK STREET) EXCEPTING THEREFROM COMMERCIAL SPACE 1: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 23.56 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION + 37.86 FEET (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 1.58 FEET SOUTH AND 1.94 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH, A DISTANCE OF 55.65 FEET; THENCE WEST, A DISTANCE OF 8.40 FEET; THENCE SOUTH, A DISTANCE OF 4.00 FEET; THENCE WEST, A DISTANCE OF 29.73 FEET; THENCE NORTH, A DISTANCE OF 23.67 FEET; THENCE EAST, A DISTANCE OF 8.46 FEET; THENCE NORTH, A DISTANCE OF 22.18 FEET; THENCE EAST, A DISTANCE OF 8.44 FEET; THENCE NORTH, A DISTANCE OF 14.37 FEET; THENCE EAST, A DISTANCE OF 13.35 FEET; THENCE SOUTH, A DISTANCE OF 0.50 FEET; THENCE EAST, A DISTANCE OF 7.72 FEET TO THE POINT OF BEGINNING; AND COMMERCIAL SPACE 2: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 23.56 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION + 37.86 FEET (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 2.47 FEET NORTH AND 3.54 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST, A DISTANCE OF 0.54 FEET; THENCE SOUTH, A DISTANCE OF 0.80 FEET; THENCE WEST, A DISTANCE OF 10.78 FEET; THENCE SOUTH, A DISTANCE OF 0.50 FEET; THENCE WEST, A DISTANCE OF 22.93 FEET; THENCE SOUTH, A DISTANCE OF 0.52 FEET; THENCE WEST, A DISTANCE OF 7.72 FEET; THENCE NORTH, A DISTANCE OF 5.00 FEET; THENCE WEST, A DISTANCE OF 12.47 FEET; THENCE NORTH, A DISTANCE OF 24.55 FEET; THENCE EAST, A DISTANCE OF 20.71 FEET; THENCE NORTH, A DISTANCE OF 7.85 FEET; THENCE WEST, A DISTANCE OF 8.15 FEET; THENCE NORTH, A DISTANCE OF 22.94 FEET; THENCE EAST, A DISTANCE OF 29.75 FEET; THENCE SOUTH, A DISTANCE OF 2.46 FEET; THENCE EAST, A DISTANCE OF 11.31 FEET; THENCE SOUTH, A DISTANCE OF 1.00 FEET; THENCE EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH, A DISTANCE OF 55.08 FEET TO THE POINT OF BEGINNING; AND EXCEPTING P-5/COMMERCIAL SPACE 2: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +23.44 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +37.21 FEET (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 64.67 FEET NORTH AND 63.54 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH, A DISTANCE OF 18.00 FEET; THENCE EAST, A DISTANCE OF

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8.00 FEET; THENCE SOUTH, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1719816054, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-11 AND P-19, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 3: EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-16, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 4: EXCLUSIVE RIGHT TO THE USE OF ROOF DECK SPACE R1. A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

SUBJECT TO THE FOLLOWING, IF ANY:

General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record, building lines and easements so long as they do not interfere with the current use and enjoyment of the Real Estate.

Cook County Clerk's Office