

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 1924849331 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/05/2019 01:28 PM Pg: 1 of 3

Dec ID 20190801677589
ST/CO Stamp 1-042-906-208 ST Tax \$217.00 CO Tax \$108.50
City Stamp 1-579-777-120 City Tax: \$2,278.50

FIRST AMERICAN TITLE
FILE # 2982610

Preparer File: 2982610
FATC No.: 2982610

THE GRANTOR(S) KEVIN CARNEY and MARTINA CARNEY, husband and wife, as joint tenants with rights of survivorship, of 1 St. Michael's Close; Cootehill; County of Cavan, H16 HE27, IRELAND of the City of COOTEHILL,, County of CAVAN, H16 HE27, IRELAND, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to FPACP3 TERRAZIO, LLC, of 2082 MICHELSON DRIVE 4TH FLOOR IRVINE, CA 92612 of the County of ORANGE, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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(s): 17-22-306-060-1048

Address(es) of Real Estate: 1935 S. WABASH AVE. #518
CHICAGO, IL 60616

Dated this 6th day of August, 2019.

Kevin Carney
KEVIN CARNEY

Martina Carney
MARTINA CARNEY



UNOFFICIAL COPY

US Embassy, Dublin, Ireland

I, the undersigned, a Notary Public in and for said US Embassy, in IRELAND, CERTIFY THAT KEVIN CARNEY and MARTINA CARNEY, personally known to me to be the same person(s) after presenting valid identification and 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 6th day of August, 2019.



U.S. Embassy Dublin

Sara Feuerstein
Notary Public Vice Consul

Prepared by:

Marlena Albu

9114 Waukegan Road Suite 904

Morton Grove, IL 60053

Mail to:

NANCY DUBONNET

2082 MICEHLSON DRIVE SUITE 450

IRVINE, CA 92612

Name and Address of Taxpayer:

LLC FPACP3 TERRAZIO

2082 MICHELSON DRIVE 4TH FLOOR

IRVINE, CA 92612



UNOFFICIAL COPY

Exhibit "A" – Legal Description

DWELLING UNIT 518 IN THE 1935 WABASH CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 10 IN BLOCK 2 IN WILLIAM JONES' ADDITION TO CHICAGO IN THE AFORESAID SOUTHWEST FRACTIONAL QUARTER OF SECTION 22; THENCE SOUTH ALONG THE EAST LINE OF SOUTH WABASH AVENUE, AS IMPROVED AND OCCUPIED, A DISTANCE OF 248.46 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 2 IN GEORGE SMITH'S ADDITION TO CHICAGO, IN THE AFORESAID SOUTHWEST FRACTIONAL QUARTER OF SECTION 22; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2, ALSO BEING THE NORTH LINE OF EAST CULLERTON STREET, AS IMPROVED AND OCCUPIED, A DISTANCE OF 171.24 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 26.53 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 2 FEET TO THE WEST LINE OF A NORTH AND SOUTH 24 FEET PUBLIC ALLEY, AS IMPROVED AND OCCUPIED; THENCE NORTH ALONG SAID WEST LINE OF NORTH AND SOUTH 24 FEET PUBLIC ALLEY, A DISTANCE OF 221.915 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 10 IN BLOCK 2 IN WILLIAM JONES' ADDITION TO CHICAGO; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 169.24 FEET TO THE POINT OF BEGINNING, ALL TAKEN AS A TRACT AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED AREAS:

FOR THE BEARING BASE OF THE FOLLOWING EXCEPTIONS USE BUILDING'S WEST ELEVATION @ NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (A) (COMMERCIAL SPACE 1 & 2) THAT PART LYING ABOVE A FLOOR ELEVATION OF 13.95 FEET CCD AND BELOW A CEILING ELEVATION OF 25.58 FEET CCD BEGINNING AT A POINT 1.22 FEET NORTH AND 0.96 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT; THENCE EAST 47.93 FEET; THENCE NORTH 1.34 FEET; THENCE EAST 2.52 FEET; THENCE NORTH 37.05 FEET; THENCE WEST 4.17 FEET; THENCE NORTH 6.18 FEET; THENCE WEST 14.18 FEET; THENCE NORTH 7.36 FEET; THENCE WEST 14.69 FEET; THENCE SOUTH 2.37 FEET; THENCE WEST 14.44 FEET; THENCE SOUTH 9.60 FEET; THENCE WEST 3.0 FEET; THENCE SOUTH 16.27 FEET; THENCE EAST 3.0 FEET; THENCE SOUTH 8.44 FEET; THENCE WEST 3.0 FEET; THENCE SOUTH 15.25 FEET TO THE POINT OF BEGINNING (B) (COMMERCIAL SPACE 3, 4 & 5) THAT PART LYING ABOVE A FLOOR ELEVATION OF 13.95 FEET CCD AND BELOW A CEILING ELEVATION OF 25.58 FEET CCD BEGINNING AT A POINT 62.03 FEET NORTH AND 0.96 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT; THENCE EAST 16.24 FEET; THENCE SOUTH 2.32 FEET; THENCE EAST 25.04 FEET; THENCE NORTH 12.47 FEET; THENCE EAST 9.03 FEET; THENCE NORTH 55.68 FEET; THENCE WEST 1.85 FEET; THENCE NORTH 17.54 FEET; THENCE WEST 3.49 FEET; THENCE NORTH 14.20 FEET; THENCE EAST 5.38 FEET; THENCE NORTH 12.48 FEET; THENCE WEST 9.02 FEET; THENCE NORTH 12.55 FEET; THENCE WEST 24.83 FEET; THENCE SOUTH 1.84 FEET; THENCE EAST 2.0 FEET; THENCE SOUTH 13.61 FEET; THENCE WEST 15.19 FEET; THENCE SOUTH 11.15 FEET; THENCE WEST 3.31 FEET; THENCE SOUTH 24.01; THENCE EAST 16.37 FEET; THENCE SOUTH 19.72 FEET; THENCE WEST 16.37 FEET; THENCE SOUTH 27.47 FEET; THENCE EAST 3.0 FEET; THENCE SOUTH 8.43 FEET; THENCE WEST 3.0 FEET; THENCE SOUTH 16.37 FEET TO THE POINT OF BEGINNING (C) (COMMERCIAL SPACE 6 & 7) THAT PART LYING ABOVE A FLOOR ELEVATION OF 13.95 FEET CCD AND BELOW A CEILING ELEVATION OF 25.58 FEET CCD BEGINNING AT A POINT 3.98 FEET SOUTH AND 0.96 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST 46.52 FEET; THENCE NORTH 0.23 FEET; THENCE EAST 10.46 FEET; THENCE SOUTH 0.31 FEET; THENCE EAST 13.20 FEET; THENCE SOUTH 38.35 FEET; THENCE WEST 6.62 FEET; THENCE SOUTH 1.35 FEET; THENCE WEST 17.52; THENCE SOUTH 6.10 FEET; THENCE WEST 14.12 FEET; THENCE SOUTH 7.40 FEET; THENCE WEST 15.20 FEET; THENCE NORTH 2.70 FEET; THENCE WEST 13.28 FEET; THENCE NORTH 11.18 FEET; THENCE WEST 3.02 FEET; THENCE NORTH 16.14 FEET; THENCE EAST 3.02 FEET; THENCE NORTH 8.43 FEET; THENCE WEST 3.02 FEET; THENCE NORTH 14.85 FEET TO THE POINT OF BEGINNING, COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 1006910027 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

