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196NW90759JK
WARRANTY DEED
Statutory (ILLINOIS)

Doc#: 1929717004 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/24/2019 09:50 AM Pg: 1 of 3

Dec ID 20190901697693
ST/CO Stamp 1-787-299-424 ST Tax \$2,400.00 CO Tax \$1,200.00
City Stamp 1-383-564-896 City Tax: \$25,200.00

THE GRANTORS:

Bartłomiej Przyjemski and Anita Lisek,
husband and wife, of the City of Chicago,
County of Cook, State of Illinois,
for and in consideration of TEN DOLLARS
(\$10.00) in hand paid, CONVEY and
WARRANT to

(The Above Space for Recorder's Use Only)

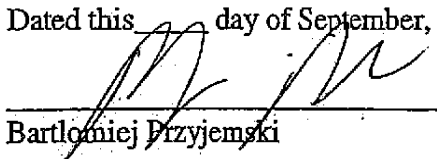
THE GRANTEE:

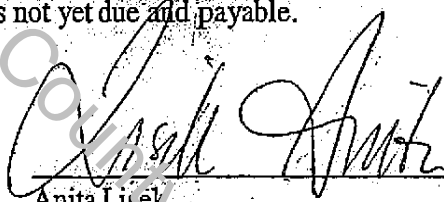
Nicholas L Powills, Trustee of the Nicholas L Powills Declaration of Trust dated 6/8/16 and
Sharon R Powills, Trustee of the Sharon R Powills Declaration of Trust dated 6/8/16, the
following described Real Estate situated in the County of Cook, Illinois, to-wit: See attached
legal description.

Property Index Number (PIN): 17-04-424-062-0000
Address of Real Estate: 1015 N. Dearborn St. Chicago, IL 60610

Hereby releasing and waiving all rights under the laws of the State of Illinois, to have and hold
said premises, forever. Subject to easements for public utilities, covenants, conditions and
restrictions of record, and general real estate taxes not yet due and payable.

Dated this _____ day of September, 2019

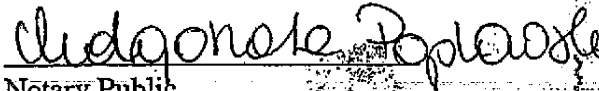
 (Seal)
Bartłomiej Przyjemski

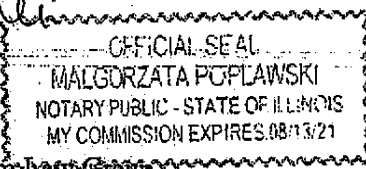
 (Seal)
Anita Lisek

State of Illinois)
) SS
County of Cook)

I, the undersigned Notary Public, hereby certify that Bartłomiej Przyjemski and Anita Lisek,
personally known to me to be the same persons whose names are subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that they signed, sealed and
delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of September, 2019.


Notary Public



This instrument was prepared by: Tenenbaum Law Group
2222 Chestnut Ave., Ste. 201, Glenview, IL 60026

Mail to and Send Subsequent Tax Bills to:
Sharon Conks
1015 N. Dearborn St
Chicago IL 60610

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EXHIBIT A

Order No.: 19GNW907059SK

For APN/Parcel ID(s): 17-04-424-062-0000

PARCEL A:

PARCEL 1015-1

THAT PART OF LOTS 1 AND 2 (EXCEPT THE SOUTH 90.0 FEET THEREOF) IN THE SUBDIVISION OF BLOCK 16 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +52.62 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.01 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 04 MINUTES 22 SECONDS EAST, ALONG THE EAST LINE THEREOF, 43.30 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, 14.17 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 14 SECONDS WEST, 16.40 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, 18.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTES 14 SECONDS EAST, 43.66 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, 28.67 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 14 SECONDS WEST, 43.66 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 46 SECONDS EAST, 28.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 1015-4

THAT PART OF LOTS 1 AND 2 (EXCEPT THE SOUTH 90.0 FEET THEREOF) IN THE SUBDIVISION OF BLOCK 16 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +52.62 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 04 MINUTES 22 SECONDS EAST, ALONG THE EAST LINE THEREOF, 48.80 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, 14.18 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 14 SECONDS WEST, 5.41 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, 18.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTES 14 SECONDS EAST, 38.17 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, 28.67 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 14 SECONDS WEST, 38.17 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 46 SECONDS EAST, 28.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL "A" AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 1003-1021 N. DEARBORN TOWNHOMES RECORDED JANUARY 14, 2008 AS DOCUMENT NUMBER 0801434099 FOR SUPPORT, PARTY WALLS, UTILITIES, ENCROACHMENTS, ACCESS AND PUBLIC SERVICES, AS MORE FULLY DESCRIBED THEREIN ACCORDING TO THE TERMS

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EXHIBIT A (continued)

SET FORTH THEREIN.

PARCEL C:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL "A" AS CREATED BY EASEMENT AGREEMENT, RECORDED OCTOBER 18TH, 2006 AS DOCUMENT NUMBER 0629110005, AND AMENDED BY AMENDED AND RESTATED EASEMENT AGREEMENT RECORDED JUNE 15, 2007 AS DOCUMENT NUMBER 0716609095 FOR INGRESS AND EGRESS FOR PERSONS, MATERIAL AND EQUIPMENT TO THE EXTENT NECESSARY TO PERMIT THE MAINTENANCE AND REPAIR OF THE CONDOMINIUM GARAGE, OVER THE LAND DESCRIBED THEREIN. (SAID BURDENED LAND COMMONLY REFERRED TO IN SAID AGREEMENT AS THE "TOWNHOME PARCEL" AND "TOWNHOME IMPROVEMENTS.")

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