

UNOFFICIAL COPY

Doc#: 2005149085 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/20/2020 11:18 AM Pg: 1 of 2

Dec ID 20200201611354
ST/CO Stamp 1-224-087-392 ST Tax \$975.00 CO Tax \$487.50
City Stamp 1-157-764-960 City Tax: \$10,237.50

7119-55574 10/22

WARRANTY DEED

(ILLINOIS)
(Limited Liability Company to Individual)

THE GRANTOR

CRAIG BRADLEY, *a single person* of 1035 W Rundell Place, Unit 26, Chicago, Illinois, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

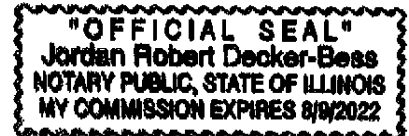
ANDREW HIDER and ALEXANDRA HIDER, husband and wife, of 936 W Madison St, Suite 5F, Chicago, Illinois, not as tenants in common, not as joint tenants, but as TENANTS BY THE ENTIRETY.

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject to (a) covenants, conditions, and restrictions of record; (b) public and utility easements; (c) general real estate taxes not yet due and payable at time of Closing.

Permanent Index Number (PIN): 17-17-204-029-0000

Address of Real Estate: 1035 W Rundell Place, Unit 26, Chicago, Illinois 60607

DATED this 10th day of February, 2020



PLEASE
PRINT OR
TYPE NAME
BELOW
SIGNATURES

Craig Bradley
Craig Bradley

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County in the State aforesaid

DO HEREBY CERTIFY that Craig Bradley, 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 he signed, sealed and delivered the said instrument as a 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 4th day of February, 2020.

Commission expires 8/9/2022

Jordan Robert Decker-Bess
NOTARY PUBLIC

This instrument was prepared by Catherine McGivney, 305 N Peoria Street, Suite 200, Chicago, Illinois 60607

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Legal Description

Parcel 1: The North 67.51 feet of the following tract of land; that part of Lots 66 through 73, inclusive, (except the West 1.50 feet of said Lot 73), and Lots 84 through 91, inclusive, (except the West 1.50 feet of said Lot 84), in the Subdivision of the interior part of Block 1 in Edward K. Roger's Subdivision of Lots 1 and 2 in Block 5 in Duncan's Addition to Chicago with part of Block 1 of Canal Trustee's Subdivision of the West half and the West half of the Northeast Quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; ALSO, The North 67.51 feet of that part of the West 42 feet of Lot 1, in C.N. Holden's Subdivision of part of Block 5 in Duncan's Addition, aforesaid with a part of Block 1 in Canal Trustee's Subdivision, aforesaid, all situated in the City of Chicago lying Westerly of the Northerly prolongation of the East line of Lot 52 in E.K. Roger's Subdivision of Lot 1 and 2 in Block 5 in Duncan's Addition to Chicago, of the Northeast Quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois, That part of a tract of land afore described, situated within a parcel of land described as follows to wit: Commencing at the Southeast corner of Lot 52 in E.K. Roger's subdivision aforesaid; thence on an assumed bearing of North 00 degrees 00 minutes 02 seconds East, on the East line of said Lot 52 and its Northerly prolongation, a distance of 205.79 to a point; thence North 89 degrees 51 minutes 08 seconds West, a distance of 179.00 feet to the center line of an existing wall of an existing 3 and 4 story brick building and its Southerly prolongation thereof, for a place of beginning; thence North 89 degrees 51 minutes 08 seconds West, a distance of 22.58 feet to the West face of an existing 3 and 4 story brick building and its Southerly prolongation, thence South 00 degrees 04 minutes 12 seconds West, a distance of 4.40 feet; thence South 89 degrees 59 minutes 35 seconds West, a distance of 13.99 feet to a point on a line 1.50 feet East of the West line of said Lot 73; thence North 00 degrees 00 minutes 25 seconds West on the said line 1.50 feet East of the West line of Lot 73, a distance of 43.44 feet to a point on the South face of an existing block wall; thence South 89 degrees 55 minutes 48 seconds East, on the South face of said block wall, a distance of 10.56 feet; thence South 00 degrees 04 minutes 12 seconds West, on the West face of said block wall, a distance of 2.20 feet; thence South 89 degrees 55 minutes 48 seconds East, on the South face of said block wall, a distance of 3.49 feet to a point on the West face of said 3 and 4 story brick building; thence North 00 degrees 04 minutes 12 seconds East, on the said West face of said building, a distance of 8.78 feet to the Northwest corner of said brick building; thence South 89 degrees 45 minutes 38 seconds East on the North face of said brick building, a distance of 22.65 feet to the center line of an existing wall and its Northerly prolongation; thence South 00 degrees 08 minutes 52 seconds West and on the prolongation of said existing wall, a distance of 45.57 feet to the point of beginning.

Parcel 2: Non-exclusive easements for ingress and egress for the benefit of Parcel 1 and other property as created by the Declaration of Covenants, Conditions, Restrictions and Easements for the 1030 West Monroe Townhome Development recorded August 19, 1997 as Document 997608022.

Parcel 3: Non-exclusive easement for a private garden area as granted in Easement Agreement for Alternate Use Parcel recorded November 7, 2019 as Document 1931113142.

PINS: 17-17-204-029-0000

Address: 1035 W Rundell Place, Unit 26, Chicago, Illinois 60607

MAIL TO:

Frank Jaffe
111 W Washington, Suite 900
Chicago, Illinois 60602

NAME AND ADDRESS OF TAXPAYER:

Andrew and Alexandra Hider
1035 W Rundell Place, Unit 26
Chicago, Illinois 60607