

UNOFFICIAL COPY

Doc#: 2010139067 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/10/2020 09:35 AM Pg: 1 of 4

Dec ID 20200301639994
ST/CO Stamp 0-443-367-648 ST Tax \$310.00 CO Tax \$155.00
City Stamp 0-148-209-888 City Tax: \$3,255.00

Warranty Deed Individual to Individual Statutory (Illinois)

Above Space for Recorder's Use Only

THE GRANTOR(S) Jody C. Williams, unmarried, of 4646 N Greenview Ave. #17 Chicago, IL 60640, for and in consideration of (\$10.00) TEN DOLLARS and other good and valuable consideration, in hand paid, CONVEY and WARRANT(s) to Frances Karen ~~Is~~ Osei-Bonsu, unmarried, of 200 N. Jefferson, Unit 902, Chicago, IL 60661. *AFSA Serwan

For value received, Grantor hereby grants, remises, and conveys unto Grantee, and to Grantee's heirs and assigns forever herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows:

SEE EXHIBIT "A" attached hereto and made a part hereof

PINs 17-09-314-021-1040 and 17-09-314-021-1252
CKA: 200 N. Jefferson, Unit 902, Chicago, IL 60661

Subject to covenants, conditions and restrictions of record, easements of record, and real estate taxes not yet payable but hereby releasing and waiving all rights under all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Chicago Title 20CSA046155LP RJL 1 OF 2

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Dated this 3rd day of March 2020

Signed: Jody C. Williams
Jody C. Williams

STATE OF Illinois COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jody C. Williams personally known to me to be the same person(s) 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 3 day of March, 2020.

Commission expires 8/27/2021 Kathy Mc Shane
NOTARY PUBLIC

Prepared by:
125 South Wacker Dr. Suite 300
Chicago, Illinois 60606



Mail to:

Name and Address of Taxpayer:

COOK COUNTY CLERK'S OFFICE

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 20CSA046155LP

For APN/Parcel ID(s): 17-09-314-021-1040 and 17-09-314-021-1252

UNIT NUMBERS 902 AND P-54, IN JEFFERSON TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 1 AND 2 IN MANNING'S SUBDIVISION OF LOTS 5 AND 8 IN BLOCK 25 IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO,

PARCEL 2:

THE 20 FOOT VACATED ALLEY SOUTH AND ADJOINING SAID LOTS 1 AND 2 IN MANNING'S SUBDIVISION OF LOTS 5 AND 8 IN BLOCK 25 IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO,

PARCEL 3:

LOTS 3, 4, 5, 6, 7, 8 AND 9 (EXCEPT THE NORTH 10 FEET OF EACH SAID LOTS CONVEYED FOR A PUBLIC ALLEY) IN MANNING'S SUBDIVISION OF LOTS 5 AND 8 IN BLOCK 25 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO

PARCEL 4:

ALL OF LOTS 1 AND 4 LYING WEST OF THE LINE (HEREINAFTER CALLED THE DIVISION LINE) BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 1 WHICH IS 49.65 FEET EAST OF THE NORTHWEST CORNER THEREOF, THENCE RUNNING SOUTH ALONG THE EAST FACE OF A BRICK WALL TO A POINT ON THE SOUTH LINE OF SAID LOT 4 WHICH IS 50.18 FEET EAST OF THE SOUTHWEST CORNER THEREOF IN BLOCK 25 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT;

EXCEPT FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.76 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.67 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECT VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00°00'43" WEST, ALONG THE WEST LINE THEREOF, 25.26 FEET; THENCE SOUTH 89°55'59" EAST, 1.52 FEET TO THE POINT OF BEGINNING; THENCE SOUTH

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LEGAL DESCRIPTION

(continued)

89°55'59" EAST, 57.12 FEET; THENCE NORTH 00°05'20" EAST, 28.48 FEET; THENCE SOUTH 89°53'53" EAST, 73.96 FEET; THENCE NORTH 00°06'07" EAST, 6.82 FEET; THENCE SOUTH 89°53'53" EAST, 17.72 FEET; THENCE SOUTH 00° 15'38" EAST, 37.41 FEET; THENCE SOUTH 76°0'37" WEST, 94.92 FEET; THENCE NORTH 00°07'01" WEST, 1.03 FEET; THENCE NORTH 89°38'52" WEST, 37.86 FEET; THENCE NORTH 00°02'54" WEST, 10.31 FEET; THENCE NORTH 89°56'21" WEST, 19.06 FEET; THENCE NORTH 00°00'48" EAST, 13.66 FEET TO THE POINT OF BEGINNING; ALSO, EXCEPT FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING BELOW A SLANTED PLANE DEFINED BY THE HEREINAFTER DESCRIBED POINTS "A", "B" AND "C" AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.67 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECT VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00°00'00" EAST, ALONG THE EAST LINE THEREOF, 98.04 FEET; THENCE NORTH 90°00'00" WEST, 18.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST, 9.42 FEET; THENCE NORTH 90°00'00" WEST, 12.54 FEET; THENCE NORTH 00°00'00" EAST, 8.43 FEET; THENCE NORTH 90°00'00" WEST, 4.38 FEET; THENCE NORTH 00°00'00" EAST, 19.45 FEET; THENCE NORTH 89°59'43" EAST, 22.62 FEET; THENCE SOUTH 00°00'00" WEST, 7.82 FEET; THENCE SOUTH 90°00'00" EAST, 12.22 FEET; THENCE SOUTH 00°17'16" WEST, 29.48 FEET; THENCE NORTH 90°00'00" WEST, 17.78 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS, TO WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0536327117, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Cook County Clerk's Office