

UNOFFICIAL COPY

16218858  
WARRANTY DEED

Doc#: 2010821057 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/17/2020 10:03 AM Pg: 1 of 2

Dec ID 20200401653605  
ST/CO Stamp 1-645-490-400 ST Tax \$310.00 CO Tax \$155.00  
City Stamp 0-291-664-096 City Tax: \$3,255.00

THIS INDENTURE made on the  
date set forth herein below, By and  
Between: AMERIGO M. ROMANO and  
OLGA ROMANO, as to Homestead Interest  
of 1823 Fargo Blvd, Geneva, IL  
(Grantor), and EVAN BRIGHTFIELD  
of 518 N Grove, Oak Park, IL (Grantee);

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, **CONVEYS and WARRANTS** to Grantee, all interest in the following described Real Estate, to wit:

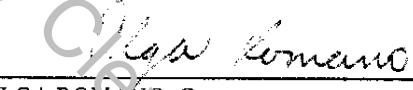
Legal Description: [SEE ATTACHED LEGAL DESCRIPTION RIDER]

P.I.N. 17-20-232-050-1077  
Commonly known as: 1524 S Sangamon St, Unit 709-S & B13-S, Chicago, IL 60608

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; and (e) public roads and highways, if any.

In Witness Whereof. The said Grantor has hereunto set his/her hand and seal, this: 4th day of March, 2020.

  
AMERIGO M. ROMANO, Grantor

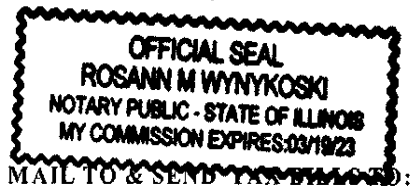
  
OLGA ROMANO, Grantor

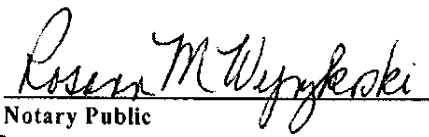
ACKNOWLEDGMENT

STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK )

Before me, the undersigned, a Notary Public in and for said County and State, this 4th day of March, 2020, personally appeared AMERIGO M. ROMANO and OLGA ROMANO Grantor(s) and acknowledged the execution of the foregoing instrument was a free and voluntary act.

Witness my hand and official seal.



  
Notary Public  
Evan Brightfield  
1524 S Sangamon St. Unit 709-S  
Chicago, IL 60608

# UNOFFICIAL COPY

## LEGAL DESCRIPTION RIDER

### Legal Description:

Situated in the County of Cook, State of Illinois, to wit:

#### Parcel 1

Unit 709-S in the University Village Lofts Condominium as delineated and defined on the Plat of survey of the following described Parcel of real estate:

That part of the East Half of the Northeast Quarter of Section 20, Township 39 North, Range 14 East of the Third Principal Meridian described as follows:

Commencing at the intersection of the West line of South Halsted Street, as a 66.00 foot Right-of-Way, and the South line of West 14th Place (Wright Street);

Thence South 01 degrees 40 minutes 53 seconds East along an assumed bearing, being said West line 575.01 feet to the intersection of said West line with the North line of Chicago and Northwestern Railroad; Thence South 88 degrees 25 minutes 02 seconds West along said North line 776.11 feet to a point on the East line of Vacated South Sangamon Street (per Document Numbers 94763032 and 0010238993), said point also being the paint beginning:

Thence Containing South 88 degrees 25 minutes 02 seconds West along said North line 280.74 feet to a point on the East line of South Morgan Street; Thence North 01 degrees 44 minutes 25 West along said East line 152.79 feet, to a point on a line lying 152.79 feet North of and parallel with the North line of said Railroad; Thence North 88 degrees 25 minutes 02 seconds East along last described parallel line 194.33 feet to a point on a curve, Thence Southerly 112.60 feet along the Arc of a Non-Tangent Circle to the left having a radius of 54.00 feet, and whose chord bears South 69 degrees 39 minutes 47 seconds East 93.28 feet to a point on the East line of said vacated South Sangamon Street; Thence South 01 degrees 43 minutes 43 seconds East along said East line 117.97 feet, to the point of beginning, all in Cook County, Illinois, together all rights appurtenant to the foregoing property pursuant to that certain nonexclusive aerial easement agreement dated June 26, 2001, and recorded June 28, 2001 as Document Number 0010571142.



Which survey is attached as Exhibit G to the Declaration of Condominium for the University Village lofts dated June 20, 2002, and recorded June 21, 2002, as Document Number 0020697460, as amended from time to time, together with its undivided percentage interest in the common elements.


#### Parcel 2

The exclusive right to the use of Parking Space B13-S, as delineated and defined on the aforesaid plat of survey attached to the aforesaid declaration recorded as Document Number 0020697460, as amended from time to time.

**P.I.N. 17-20-232-050-1077**

**Commonly known as: 1524 S Sangamon St, Unit 709-S & B13-S, Chicago, IL 60608**

REAL ESTATE TRANSFER TAX		06-Apr-2020	
	COUNTY:	155.00	
	ILLINOIS:	310.00	
	TOTAL:	465.00	
17-20-232-050-1077   20200401653605   1-645-490-400			

REAL ESTATE TRANSFER TAX		06-Apr-2020	
	CHICAGO:	2,325.00	
	CTA:	930.00	
	TOTAL:	3,255.00 *	
17-20-232-050-1077   20200401653605   0-291-664-096			
* Total does not include any applicable penalty or interest due.			