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**WARRANTY DEED**  
ILLINOIS STATUTORY  
(Individual to Individual)

Doc#: 2012803147 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/07/2020 11:09 AM Pg: 1 of 4

Dec ID 20200401658280  
ST/CO Stamp 1-917-625-568 ST Tax \$300.00 CO Tax \$150.00  
City Stamp 0-670-647-520 City Tax: \$3,150.00

**Mail To:**

Georgia A. Beatty, Esq.  
6102 N. Sheridan Rd.  
Suite 502  
Chicago, IL 60660

**Send Subsequent Tax Bills To:**

Bradley Valentine & Maggie Fahey  
3920 N. Sheridan Rd.  
Unit 410  
Chicago, IL 60613

RECORDER'S STAMP

THE GRANTOR, Patrycjusz Urbanowicz, an unmarried man, of the Village of Downers Grove, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEYS and WARRANTS to Bradley S. Valentine, an unmarried man, and Maggie K. Fahey, a unmarried woman, as joint tenants, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes for second installment 2019 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 14-20-205-030-1021 (affects Unit 410)  
14-20-205-030-1056 (affects Unit P-23)

Property Address: 3920 N Sheridan Rd, Apt 410, Chicago, Illinois 60613

*File 20-0392 1/2*

**SIGNATURE PAGE FOLLOWS**

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Permanent Index Number: 14-20-205-030-1021 (affects Unit 410)

14-20-205-030-1056 (affects Unit P-23)

Property Address: 3920 N Sheridan Rd, Unit 410, Chicago, Illinois 60613

SIGNATURE PAGE FOLLOWS

WARRANTY DEED: PAGE 1 OF 2

Dated this 21 day of April, 2020.

Patrycjusz Urbanowicz
Patrycjusz Urbanowicz

STATE OF IL )
)SS
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patrycjusz Urbanowicz is 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 his free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 21 day of April, 2020.



[Signature]
Notary Public

My Commission Expires: \_\_\_\_\_

This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091

(Name and Address)

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## EXHIBIT "A"

Unit 410 and P-23 in Lakeview Station Condominium as delineated on a survey of the following described real estate:

Lots 1, 2, 3 and 4 in Thomas S. Walker's Subdivision of part of Block 3 in Laffin, Smith and Dyers Subdivision of the Northeast 1/4 (except 1.28 acres in the Northeast corner thereof) in Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, according to the Plat thereof recorded April 9, 1900 as Document 294556, in Cook County, Illinois;

Excepting therefrom:

Commercial Unit C-1

That property and space contained within and between a certain horizontal plane located 11.85 feet above Chicago City Datum and that certain other horizontal plane located 25.06 feet above Chicago City Datum lying within the boundaries projected vertically of that part of Lots, 1, 2, 3 and 4, taken as a Single Tract, in Thomas S. Walker's Subdivision of part of Block 3 in Laffin, Smith and Dyer's Subdivision of the Northeast (except 1.28 acres in the Northeast corner thereof) in Section 20, Township 40 North, Range 14, East of the Third principal Meridian, according to the Plat thereof recorded April 9, 1900 as Document 294556, in Cook County, Illinois described as follows:

Commencing at the northeast corner of said tract, being the Northeast corner of said Lot 4 and the intersection of the South line of West Dakin Street with the West line of North Sheridan Road:

Thence South along the East line of said tract, a distance of 51.43 feet;  
Thence West along a line making an angle of 89 degrees 50 minutes 51 seconds measured Counter-Clockwise, North to West from the last described course, a distance of 2.99 feet to a point on the exterior face of a five story brick building commonly known as 3920 North Sheridan Road in Chicago;  
Thence continuing West along the last described course extended, a distance of 2.00 feet to a point on the vertical line of intersection of the interior faces of two walls of said building, being the point of beginning of the parcel herein described;

Thence along the interior faces of the walls of the enclosed space described herein, the following courses and distances; all at right angles to each other unless noted otherwise South a distance of 25.45 feet; North, a distance of 46.55 feet; East, a distance of 31.44 feet; North a distance of 1.56 feet; East a distance of 6.73 feet to the point of beginning.

Also Commercial Unit-2

That property and space contained within and between a certain horizontal plane located 11.85 feet above Chicago City Datum and that certain other horizontal plane located 25.06 feet above Chicago City Datum lying within the boundaries projected vertically of that part of Lots, 1, 2, 3 and 4, taken as a single tract, in Thomas S. Walker's Subdivision of part of Block 3 in Laffin, Smith and Dyer's Subdivision of the Northeast 1/4 (except 1.28 acres in the Northeast corner thereof) in Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded April 9, 1900 as Document 294556, in Cook County, Illinois described as follows:

Commencing at the Northeast corner of said tract, being the Northeast corner of said Lot 4 and the intersection of the South line of West Dakin Street with the West line of North Sheridan Road:

Thence South along the East line of said tract, a distance of 37.50 feet;

Thence West along a line making an angle of 89 degrees 50 minutes 51 seconds measured Counter-Clockwise, North to West from the last described course, a distance of 2.99 feet to a point on the exterior face of a Five Story Brick Building commonly known as 3920 North Sheridan Road in Chicago;

Thence continuing West along the last described course extended, a distance of 2.00 feet to a point on the vertical line of intersection of the interior faces of Two walls of said building, being the point of beginning of the Parcel

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herein described;

Thence along the interior faces of the walls of the enclosed space described herein, the following courses and distances; all at right angles to each other unless noted otherwise continuing west along the last described course extended, a distance of 57.09 feet; South, a distance of 7.21 feet; West, a distance of 38.81 feet; North, a distance of 34.56 feet; East, a distance of 3.03 feet; North, a distance of 4.98 feet; East a distance of 88.33 feet; Southeast along a line making an angle of 134 degrees 09 minutes 09 seconds measured Counter-Clockwise, Northwest to South from the last described course, a distance of 28.05 feet to the point of beginning, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No 0617939031, together with its undivided percentage interest in the common elements.

PIN(S): 14-20-205-030-1021 and 14-20-205-030-1056

Property of Cook County Clerk's Office