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Edward M. Moody
Cook County Recorder of Deeds
Date: 07/08/2020 11:07 AM Pg: 1 of 4

Dec ID 20200501688633
ST/CO Stamp 1-626-505-952 ST Tax \$905.00 CO Tax \$452.50
City Stamp 0-760-544-480 City Tax: \$9,502.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, 1743 W. ROSEHILL, LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to KATHERINE SEIGENTHALER, AS TRUSTEE OF THE KATHERINE SEIGENTHALER TRUST DATED JUNE 10, 2015, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO General real estate taxes not yet due and payable at the time of closing; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (iii) applicable zoning and building laws and building line restrictions and ordinances; (iv) easements, restrictions, conditions, building set-back lines and reservations of record, including the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 5748 North Hermitage Condominium Association, as amended from time to time; (v) easements, encroachments and other matters affecting title to the Property, the property or the Property; (vi) acts done or suffered by Buyer or anyone claiming by, through or under Buyer; (vii) streets and highways, if any; (viii) utility easements, whether recorded or unrecorded; and (ix) liens and such other matters as to which the Title Insurer commits to insure Buyer against loss or damage, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number: 14-06-407-003-0000, 14-06-407-052-0000, 14-06-407-053-0000

Address of Real Estate: 5748 N. Hermitage, Unit 104, G-40, G-41, S-20, Yard – Unit 104,
Chicago, IL 60660

20003560NC 2 of 2 CSC

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EXHIBIT A - LEGAL DESCRIPTION

Order No.: 20003560NC

For APN/Parcel ID(s): 14-06-407-003-0000, 14-06-407-052-0000 and 14-06-407-053-0000

Parcel 1:

Unit Number 104 in the 5748 North Hermitage Condominiums as delineated on a survey of the following described Real Estate:

Parcel 1

That part of lot 1 in the Subdivision of Lot 1 of Owners Subdivision of part of the Southeast Quarter of the Southeast Quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Commencing at a point 253 feet 9 inches east of where the east line of east Ravenswood Park intersects the south line of Cemetery Drive or Driveway leading to Rosehill Cemetery and running thence east along said south line of said Cemetery Drive or entrance to said cemetery 144 feet 9 inches; thence south parallel with the east line of said Ravenswood Park 195 feet 5 inches; thence west parallel with the south line of said Cemetery Drive Entrance to said cemetery 120 feet 6 inches; thence north parallel with the east line of said east Ravenswood Park 117 feet 5 inches; thence west 24 feet parallel with the south line of said Cemetery Drive; thence north 78 feet to the south line of said Cemetery Drive or entrance to said cemetery (except the east 33 feet thereof conveyed to the City of Chicago by Quit Claim Deed recorded September 8, 1925 as document 2027355), also except that part thereof described as follows:

Commencing at a point in the south line of Cemetery Drive, 253.75 feet east of the east line of east Ravenswood Park; thence south 78.0 feet to a point which is 254 feet east of the east line of east Ravenswood Park; thence east 3.43 feet to a point which is 78.0 feet south of the south line of Cemetery Drive; thence north 78.0 feet to a point in the south line of Cemetery Drive which is 3.15 feet east of the point of beginning; thence west 3.15 feet along the south line of Cemetery Drive to the point of beginning, and also except that part thereof described as follows:

Commencing at a point in the south line of said subdivision of Lot 1 which is 278 feet east of the east line of east Ravenswood Park; thence north parallel to the east line of said east Ravenswood Park 117.50 feet; thence east 3.43 feet to a point which is 78.00 feet south of the south line of Cemetery Drive; thence south 97.50 feet to a point which is 281.11 feet east of the east line of east Ravenswood Park; thence east parallel to the south line of said subdivision of lot 1, 87.50 feet to the west line of hermitage avenue as used and occupied; thence south along the west line of hermitage avenue as used and occupied 20.0 feet to the south line of said subdivision of Lot 1; thence west along the south line of said subdivision of Lot 1, 90.52 feet to the point of beginning, in Cook County, Illinois.

Parcel 2a

Lot "C" (except the west 21.81 feet thereof) in Owners Division of Lot 1 in the Subdivision of Lot 1 in Owner's Subdivision of part of the southeast quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, recorded January 17, 1927 as document number 9524262, in Cook County, Illinois.

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EXHIBIT A - LEGAL DESCRIPTION

(continued)

Parcel 2b

The south 20 feet of the east 120.5 feet in the subdivision of Lot 1 of Owner's Subdivision of part of the south east 1/4 of the south east 1/4 of Section 6, Township 40 North Range 14, (except that part thereof conveyed to the city of Chicago by Quit Claim Deed recorded September 8, 1925 as document number 9027355), all taken as a tract described as follows:

Beginning at the northeast corner of said tract; thence south 01 degrees 32 minutes 58 seconds east; along the east line of said tract, also being the west right of way of North Hermitage Avenue, a distance of 195.50 feet; thence south 88 degrees 11 minutes 30 seconds west, along the south line of said tract, a distance of 202.50 feet; thence north 01 degrees 49 minutes 22 seconds west, along the west line of said tract, a distance of 195.50 feet; thence north 88 degrees 11 minutes 30 seconds east, along the north line of said tract, also being the south right of way line of W. Rosehill Drive, a distance of 202.86 feet to the point of beginning, in Cook County, Illinois;

which survey is attached as Exhibit B to the Declaration of Condominium recorded May 15, 2020 as document 2013644114, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of G-40 and G-41, a limited common element, as set forth and defined in said Declaration aforesaid recorded May 15, 2020 as document number 2013644114.

Parcel 3:

The exclusive right to the use of S-20, a limited common element, as set forth and defined in said Declaration aforesaid recorded May 15, 2020 as document number 2013644114.

Parcel 4:

The exclusive right to the use of Yard - Unit 104, a limited common element, as set forth and defined in said Declaration aforesaid recorded May 15, 2020 as document number 2013644114.