

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS

Doc#: 2022307306 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/10/2020 01:26 PM Pg: 1 of 2

Dec ID 20200301648818  
ST/CO Stamp 0-899-240-672 ST Tax \$740.00 CO Tax \$370.00  
City Stamp 0-362-369-760 City Tax: \$7,770.00

*Above Space for Recorder's Use Only*

THE GRANTOR(s) PCH PROPERTIES, LLC, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to ALLEN S KIRSH AND JODI S KIRSH of Illinois, the following described Real Estate situated in the County of COOK in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

*\* Husband and wife as tenants by the Entirety \**

SUBJECT TO: General taxes for 2019 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-03-114-003-1132

Address(es) of Real Estate:  
1212 N LAKE SHORE DR #26CS  
CHICAGO, IL 60610-6678

**FIDELITY NATIONAL TITLE** CH18033323  
10 of 2

*\*\* 1340 Astor Street  
Unit 1208  
Chicago, IL 60610*

The date of this deed of conveyance is 5/1/2020

*Paul Fortman*  
PCH PROPERTIES, LLC

By: *Paul Fortman, Manager*

State of IL, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signatory(s) whose name is Paul Fortman personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

*(Impress Seal Here)*



*(My Commission Expires)*

Given under my hand and official seal 5/1/2020

*[Signature]*

Notary Public

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REAL ESTATE TRANSFER TAX	18-Jun-2020
CHICAGO:	5,550.00
CTA:	2,220.00
<b>TOTAL:</b>	<b>7,770.00 *</b>

17-03-114-003-1132 | 20200301648818 | 0-362-369-760

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	18-Jun-2020
COUNTY:	370.00
ILLINOIS:	740.00
<b>TOTAL:</b>	<b>1,110.00</b>

17-03-114-003-1132 | 20200301648818 | 0-899-240-672

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## LEGAL DESCRIPTION

For the premises commonly known as: 1212 N LAKE SHORE DR #26CS, CHICAGO, IL 60610-6678

**Legal Description:**

UNIT NO. 26C-S IN 1212 LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): BEGINNING FOR THE SAME AT THE POINT WHERE THE WEST LINE OF LAKE SHORE DRIVE (200 FEET WIDE) INTERSECTS WITH THE SOUTH LINE OF SCOTT STREET (66 FEET WIDE) AND RUNNING THENCE ALONG THE WEST LINE OF LAKE SHORE DRIVE SOUTH 192 FEET 2 1/8 INCHES; THENCE NORTH AT AN ANGLE OF 88 DEGREES 17 MINUTES WEST 122 FEET 9 1/2 INCHES TO THE EAST LINE OF STONE STREET (66 FEET WIDE); THENCE ALONG THE EAST LINE OF STONE STREET NORTH 192 FEET 1 3/4 INCHES TO THE SOUTH LINE OF SCOTT STREET AFORESAID; AND THENCE ALONG THE SOUTH LINE OF SCOTT STREET EAST 117 FEET 1 3/4 INCHES TO THE POINT OF BEGINNING, BEING ALL OF LOTS NUMBERED 1 AND 2 IN LAWRENCE AND SYMONDS' SUBDIVISION OF LOTS 1 AND 2, AND THE NORTH 15 FEET OF LOT 3 IN BLOCK 8 IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO THE SOUTH 25 FEET OF LOT 3, ALL OF LOT 4 AND THE NORTH 32 FEET OF LOT 5 ALL IN BLOCK 8 IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO AFORESAID, AND ALL LAND DERIVED BY WAY OF ACCRETION OR OTHERWISE LYING EAST OF THE EAST LINES OF SAID LOTS AS ORIGINALLY SUBDIVIDED AND WEST OF THE WEST LINE OF LAKE SHORE DRIVE AS NOW ESTABLISHED ALL SITUATED IN THE CITY OF CHICAGO COOK COUNTY, ILLINOIS IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 36853 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 20892901 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

<p>This instrument was prepared by:</p> <p>Mark Edison Law Office Mark E. Edison PC 1415 W. 22nd Street Tower Floor Oak Brook, IL 60523</p>	<p>Send subsequent tax bills to:</p> <p>Allen Kirsh 1212 N. Lake Shore Drive unit 26CS Chicago, IL 60610</p>	<p>Recorder-mail recorded document to:</p> <p>Allen Kirsh 1212 N. Lake Shore Drive unit 26CS Chicago, IL 60610</p>
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