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

Doc#: 2026521178 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/21/2020 01:36 PM Pg: 1 of 3

Dec ID 20200701644445
ST/CO Stamp 0-334-053-088 ST Tax \$765.00 CO Tax \$382.50
City Stamp 1-332-068-064 City Tax: \$8,032.50

Mail To:

James Daubach, Esq.
6020 W. Higgins
Suite B
Chicago, IL 60630

Send Subsequent Tax Bills To:

Carol & James Bowler
233 E. 13th Street
Unit 505
Chicago, IL 60605

RECORDER'S STAMP

THE GRANTORS, Anthony F. Fragale and Georgia P. Fragale, husband and wife, of the Village of Midlothian, State of Virginia, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEY and WARRANT to Carol A. Bowler and James T. Bowler, wife and husband, of Park Ridge, Illinois, as TENANTS BY THE ENTIRETY, 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 2020 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: 17-22-110-119-1010 (affects Unit 505)
17-22-110-119-1253 (affects Unit GU-49)

Property Address: 233 E. 13th Street, Unit 505, Chicago, Illinois 60605

SIGNATURE PAGE FOLLOWS

20.10.31

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Dated this 22 day of July, 2020.

[Signature]
Anthony F. Fragale

[Signature]
Georgia P. Fragale

STATE OF Virginia)
)SS
COUNTY OF Chesterfield)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anthony F. Fragale and Georgia P. Fragale are personally known to me to be the same persons whose names 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.

Subscribed and sworn to before me this 22 day of July, 2020.

[Signature]
Notary Public
Notary # 252709

My Commission Expires: August 31, 2023



This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091
(Name and Address)

MAIL TO:

James Daubach, Esq.
6020 W. Higgins
Suite B
Chicago, IL 60630

SEND SUBSEQUENT TAX BILLS TO:

Carol & James Bowler
233 E. 13th Street
Unit 505
Chicago, IL 60605

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EXHIBIT "A"

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

Parcel 1:

Units 505 and GU-49 in Museum Pointe Condominium, as delineated on a Survey of the following described real estate:

That part of Lot 50, Lot 51 and Outlot 6 in Museum Park Subdivision, being a Resubdivision of Lots 1 to 4, inclusive, in Conors Subdivision, being a Subdivision of part of fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows:

Beginning at the Northwest corner of said Lot 51, Thence South 00°00'00" East along the West line thereof, a distance of 156.70 feet;

Thence North 90°00'00" East, a distance of 41.75 feet;

Thence South 00°00'00" East, a distance of 22.50 feet;

Thence North 90°00'00" East, a distance of 93.55 feet;

Thence North 00°00'00" West, a distance of 1.83 feet;

Thence North 90°00'00" East along a line 1.69 feet South of and parallel with the North line of Outlot 6 and Lot 50, aforesaid, a distance of 73.13 feet to a point in the East line of said Lots 50 and 51, said point being 1.72 feet South of the Northeast corner of said Lot 50, as measured along the East line thereof;

Thence Northerly, 181.90 feet along the Easterly line thereof, being the arc of a circle convex East, having a radius of 2832.93 feet, and whose chord bears North 12°35'11" West, a distance of 181.87 feet to the Northeast corner of said Lot 51;

Thence South 89°58'42" West along the North line thereof, a distance of 168.80 feet to the point of beginning, in Cook County, Illinois.

Also



The South 8.00 feet of that part of fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, which lies North of and adjoining the North line of Lot 4 in Conors Subdivision, being a Subdivision of part of fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, which lies East of the Northerly extension of the West line of said Lot 4 which lies West of the Northerly extension of the Easterly line of Lot 4. Together with an undivided percentage interest in the common elements as delineated on the Survey attached to the Declaration of Condominium recorded as Document No. 0435019027, as amended from time to time, in Cook County, Illinois

Parcel 2:

The exclusive right to use Storage Space S-10, a limited common element as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. 0435019027, as amended from time to time.


PIN(S): 17-22-110-119-1010 and 17-22-110-119-1253

REAL ESTATE TRANSFER TAX 03-Aug-2020

		COUNTY:	382.50
		ILLINOIS:	765.00
		TOTAL:	1,147.50

17-22-110-119-1010 | 20200701644445 | 0-334-053-088

REAL ESTATE TRANSFER TAX 03-Aug-2020

	CHICAGO:	5,737.50
	CTA:	2,295.00
	TOTAL:	8,032.50 *

17-22-110-119-1010 | 20200701644445 | 1-332-068-064

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