

Doc#. 2027307424 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/29/2020 02:18 PM Pg: 1 of 3

Dec ID 20200801658935  
ST/CO Stamp 1-215-447-520 ST Tax \$327.00 CO Tax \$163.50  
City Stamp 0-996-474-592 City Tax: \$3,433.50

10F2

**AFTER RECORDING, MAIL TO:**

**SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068**

**WARRANTY DEED  
Statutory (Illinois)**

THE GRANTOR(S), PMT Real Estate LLC, an Illinois Limited Liability Corporation, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Reichel Fajutrao, a SINGLE WOMAN of 255 Michael Manor, Glenview, IL 60025,

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
- NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
- NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois to wit:

**See Attached Exhibit A**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

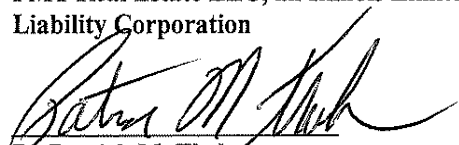
Subject, however, to the general taxes for the year of \_\_\_\_\_ and thereafter to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): **17-20-232-050-1002 & PIN#**

Property Address: **1524 S. Sangamon St., Unit 302S, Chicago, IL 60608**

Dated 8-7-2020.

**PMT Real Estate LLC, an Illinois Limited Liability Corporation**


  
By Patrick M. Thelen

# UNOFFICIAL COPY

COUNTY OF Cook ) SS.

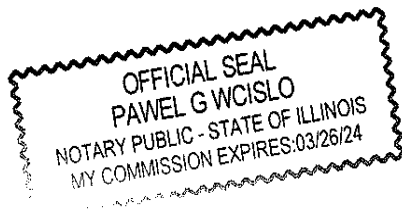
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that PATRICK M. THELEN personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they 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.

Given under my hand and notarial seal, this 7 day of AUG 2020.

  
\_\_\_\_\_  
Notary Public

My commission expires: 3/26/24

**THIS DOCUMENT PREPARED BY:**  
Nasiakos Law Group  
2038 W Webster  
Chicago, IL 60647



**MAIL TAX BILL TO:**  
Reichel Fajutrao  
255 Michael Manor  
Glenview, IL 60025

**MAIL RECORDED DEED TO:**  
Reichel Fajutrao  
255 Michael Manor  
Glenview, IL 60025

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

Legal Description: **PARCEL 1:**

**UNIT 302-S IN THE UNIVERSITY VILLAGE LOFTS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:**

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 & 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 POINT OF BEGINNING; THENCE CONTINUING 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 122.60 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, 2011 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 B35-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.

Permanent Index Number(s): 17-20-232-050-1002

PIN#

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Property Address: 1524 S. Sangamon St., Unit 302S, Chicago, IL 60608