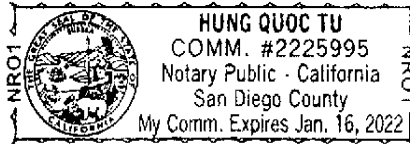


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same person(s) whose name(s) are/is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes set forth.

GIVEN UNDER MY HAND AND SEAL THIS 30th DAY OF July, 2020


Notary Public



Prepared by: Michael Mazek, 3805 N. Lincoln Ave., Chicago, IL 60613

Send subsequent tax bills to:

3043 N Monticello Ave
Unit 3D
Chicago IL 60618

Mail recorded deed to:

Robson & Lopez LLC
180 W Washington
Ste 700
Chicago IL 60602

Property of Cook County Clerk's Office

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Legal Description

PARCEL 1: UNIT 3N IN THE MONTICELLO MANOR CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 6, 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK 17 IN MASON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 21 MINUTES 08 SECONDS WEST 57.914 METERS (190.01 FEET) ALONG THE EASTERLY LINE OF SAID LOTS 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE NORTH 40 DEGREES 10 MINUTES 21 SECONDS WEST 27.332 METERS (89.67 FEET); THENCE NORTH 29 DEGREES 06 MINUTES 42 SECONDS WEST 41.642 METERS (136.62 FEET) TO A POINT ON THE WESTERLY LINE OF LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION THAT IS 0.978 METERS (3.21 FEET) SOUTH OF THE NORTHWEST CORNER OF SAID LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE NORTH 00 DEGREES 20 MINUTES 26 SECONDS EAST 4.026 METERS (13.21 FEET) ALONG THE SAID WESTERLY LINE OF LOT 7 AND THE WESTERLY LINE OF LOT 6 IN BLOCK 17 IN MASON'S SUBDIVISION TO A POINT 3.048 METERS (10.00 FEET) NORTH OF THE SOUTHWEST CORNER OF SAID LOT 6 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE SOUTH 41 DEGREES 34 MINUTES 37 SECONDS EAST 4.106 METERS (13.47 FEET) TO A POINT ON THE NORTHERLY LINE OF SAID LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION THAT IS 2.743 METERS (9.00 FEET) EAST OF THE SAID NORTHWEST CORNER OF LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE SOUTH 89 DEGREES 30 MINUTES 12 SECONDS EAST 35.50 METERS (116.47 FEET) ALONG THE SAID NORTHERLY LINE OF LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 18, 2002, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0021147785, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO GARAGE PARKING SPACE NUMBER G-3N AND THE OUTDOOR PARKING SPACE NUMBER P-3N, AS LIMITED COMMON ELEMENTS ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER

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2 AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN. PARCEL 3: THE EXCLUSIVE RIGHT TO THE COMMERCIAL USE OF THE ROOF AND THE RIGHTS AND EASEMENTS DELINEATED FOR THE BENEFIT OF DEVELOPER AS SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

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