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WARRANTY DEED Statutory (ILLINOIS)

Doc#: 2029318646 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/19/2020 06:20 PM Pg: 1 of 4

Dec ID 20200801665656
ST/CO Stamp 0-838-857-184 ST Tax \$469.00 CO Tax \$234.50
City Stamp 1-375-728-096 City Tax: \$4,924.50

*
John Caplice, of 1846 Lake Shore Dr.,
Michigan City, Indiana 46360 and
Daniel Welsh, of 109 Bittersweet Dr.,
Michigan City, Indiana 46360
("Grantors") for and in consideration of
TEN AND 00/100 DOLLARS (\$10.00)
and other good and valuable
consideration in hand paid, CONVEY
and WARRANT to Zephyr Gault, 1600
S. Jefferson St Unit 506, Chicago, IL
60616 of Chicago Illinois ("Grantee")
the following described real estate
("Real Estate") situated in the County of
Cook in the State of Illinois, to wit:

*** AS SINGLE WOMAN

*A MARRIED MAN

[See attached legal description]

*AN UNMARRIED MAN

Commonly known as: 1600 S. Jefferson St. Unit 506, Chicago, IL 60616

SUBJECT TO THE FOLLOWING, IF ANY:

Covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws if any; and general real estate taxes not yet due and payable at the time of closing.

* The Real Estate does not constitute Homestead property under the laws of the State of Illinois.

TO HAVE AND TO HOLD said Real Estate forever.

DATED this 24 day of August, 2020.

[Signature Pages Follow]

THIS IS NOT HOMESTEAD PROPERTY

Chicago Title 20NW7142014WC 1 OF 2 ASV

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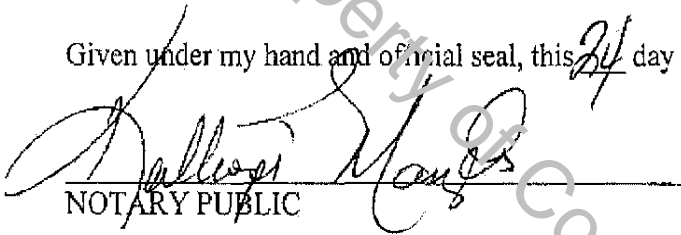
John Caplice, GRANTOR

STATE OF INDIANA

COUNTY OF La Porte SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY John Caplice, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

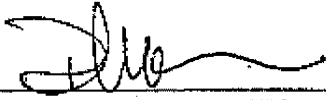
Given under my hand and official seal, this 24 day of August, 2020.


NOTARY PUBLIC

KALLIOPI MAMOUELOS
Resident of Porter County
My Commission Expires: 07/16/2023

Property of Cook County Clerk's Office

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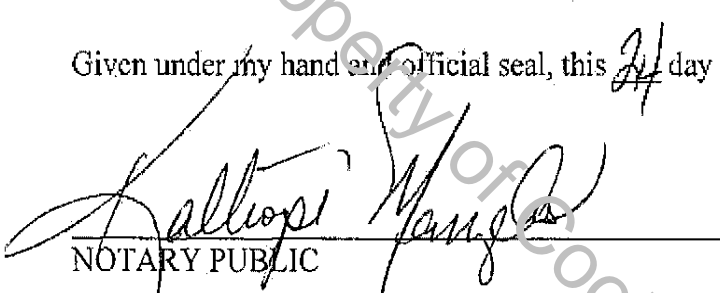


Daniel Welsh, GRANTOR

STATE OF INDIANA)
COUNTY OF La Porte) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Daniel Welsh, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of August, 2020.


NOTARY PUBLIC

KALLIOPE MAMOUZELOS
Resident of Porter County
My Commission Expires: 07/16/2023

This instrument prepared by:
David Rice
Lillig & Thorsness, Ltd.
1900 Spring Road Suite 200
Oak Brook, Illinois 60523

MAIL TO:
Zephyr Gault
1600 S. Jefferson St.
Unit 506
Chicago IL, 60616

SEND SUBSEQUENT TAX BILLS TO:
Zephyr Gault
1600 S. Jefferson St.
Unit 506
Chicago IL, 60616

Porter County Clerk's Office

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Exhibit A

Legal Description

PARCEL 1:

UNIT 506 IN THE BASE 16 LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3, 4 AND THE NORTH 28 1/2 FEET OF LOT 5 (EXCEPTING THEREFROM THE WEST 1.10 FEET OF THE NORTH 134.0 FEET THEREOF) IN BLISS, HARVEY AND HAGEMAN'S SUBDIVISION OF LOT 1 IN BLOCK 45 OF THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 112 AND THAT PART OF THE SOUTHEAST 1/4 LYING WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THERE FROM THAT PART DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 1, 2, 3, 4 AND THE NORTH 28 1/2 FEET OF LOT 5 (EXCEPTING THEREFROM THE WEST 1.10 FEET OF THE NORTH 134.0 FEET THEREOF) IN BLISS, HARVEY AND HAGEMAN'S SUBDIVISION OF LOT 1 IN BLOCK 45 OF THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THAT PART OF THE SOUTHEAST 1/4 LYING WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING AT AND ABOVE A HORIZONTAL PLANE AT ELEVATION 17.64' (CITY OF CHICAGO BENCHMARK DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT VARYING ELEVATIONS BETWEEN 26.24' AND 29.35' (CITY OF CHICAGO BENCHMARK DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 45.85 FEET TO A POINT ALONG SAID NORTH LINE; THENCE SOUTH AND AT RIGHT ANGLES THERETO, 0.80 FEET TO THE NORTHEAST CORNER OF A 5 STORY BRICK BUILDING COMMONLY KNOWN AS 1600 S. JEFFERSON AVE., CHICAGO, ILLINOIS; THENCE WEST ALONG THE NORTH FACE OF BRICK WALL OF SAID BUILDING, 1.65 FEET; THENCE SOUTH AND AT RIGHT ANGLES THERETO, 1.50 FEET TO THE NORTHEAST CORNER OF THE FINISHED FACE OF INTERIOR WALL OF THE FIRST FLOOR OF SAID BRICK BUILDING, SAID NORTHEAST CORNER BEING THE POINT OF BEGINNING OF THE AFOREMENTIONED COMMERCIAL UNIT; THENCE CONTINUING SOUTH ALONG THE FINISHED FACE OF WALL, 35.80 FEET; THENCE EAST, 2.85, THENCE SOUTH, 10.94 FEET; THENCE WEST, 10.80 FEET; THENCE NORTH, 6.60 FEET; THENCE WEST, 0.60 FEET; THENCE SOUTH, 6.60 FEET; THENCE WEST, 13.70 FEET; THENCE NORTH, 20.48 FEET; THENCE WEST, 4.33 FEET; THENCE NORTH, 31.12 FEET; THENCE EAST, 26.51 FEET TO THE POINT OF BEGINNING. ALL IN COOK COUNTY, ILLINOIS. (ALL CALLS ARE ALONG THE FINISHED FACE OF THE INTERIOR WALLS)

WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1604245018, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AND PLAT OF SURVEY RECORDED AS DOCUMENT NUMBER 1604245018.

PIN: 17-21-305-046-1024