

# UNOFFICIAL COPY

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Doc#: 2032221305 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/17/2020 04:03 PM Pg: 1 of 4

Dec ID 20200801671214  
ST/CO Stamp 2-107-101-664 ST Tax \$514.00 CO Tax \$257.00  
City Stamp 0-496-488-928 City Tax: \$5,397.00

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, Matt R. George, an unmarried person, and Traci E. Radochonski, an unmarried person, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, CONVEY and WARRANT to GRANTEE Brandon Racusin,

in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF**

**Permanent Index Number: 14-31-304-046-1011**

**Property Address: 1955 N. Leavitt Street #4D, Chicago, IL 60647**

**SUBJECT TO:** Covenants, conditions and restrictions of record, public and utility easements, and general taxes for 2020 and subsequent years. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Dated this 11th day of August, 2020.

Matt R. George  
Matt R. George

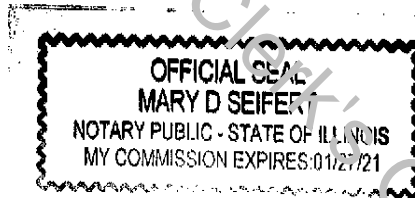
Traci E. Radochonski  
Traci E. Radochonski

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Matt R. George and Traci E. Radochonski, 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 this instrument as a 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 12 day of August, 2020.

Mary D Seifer  
Notary Public



MAIL RECORDED DEED TO:

Brandon Racusin  
1955 N. Leavitt St. #1D  
Chicago Illinois, 60647

SEND SUBSEQUENT TAX BILLS TO:

Brandon Racusin  
1955 N. Leavitt Street #4D  
Chicago, IL 60647

THIS INSTRUMENT PREPARED BY: Fogarty & Fugate LLC, 1680 N. Ada Street, Chicago, IL 60642

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## Exhibit A

Parcel 1:

Unit 4D in Armitage-Leavitt Condominium as delineated on a survey of the following described real estate:

All that space which is contained within and between that certain horizontal plane located 15.13 feet above City of Chicago datum and that certain other horizontal plane located 90.00 feet above City of Chicago Datum which lies within the; boundaries projected vertically described as follows: Lots 1, 2, 3 and 4 in the Subdivision of Lots 1 to 4, in Block 2, in Pierce's Addition to Holstein in Section 31, Township 40 North Range 14 East of the Third Principal Meridian, in Cook County, excepting therefrom the following described tract:

A part of Lots 1, 2, 3 and 4 in the Subdivision of Lots 1 to 4 in Block 2 in Pierce's Addition to Holstein in Section 31, Township 40 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois described as follows: All that space which is contained within and between that Certain horizontal plane located 15.37 feet above City of Chicago datum and that certain other horizontal plane located 29.32 feet above City of Chicago Datum and which lies within the boundaries protected vertically described as follows: beginning at the Northwest Corner of Said Lot 4 first above written; Thence East along the North Lines of said Lot a distance of 93.85 feet to a point; thence South at right angles to the last described course, a distance of 17.87 feet to a point; thence West at right angles to the last described course a distance of 14.16 feet to a point; thence South at right angles to the last described course a distance of 18.67 feet to a point; thence West at right angles to the last described course a distance of 10.36 feet to a point; thence North at right angles to the last described course a distance of 2.35 feet to a point; thence West at right angles to the last described course a distance of 24.15 feet to a point; thence North at right angles to the last described course a distance of 4.00 feet to a point; thence West at right angles to the last described course a distance of 14.38 feet to a point; thence South at right angles to the last described course a distance of 4.00 feet to a point; thence West at right angles to the last described course a distance of 30.85 feet to a point in the West Line of Said Lot 4 first above written; thence North along said West Line a distance of 34.19 feet to the point of beginning. Also excepting therefrom the following tract: a part of Lots 3 and 4 in the Subdivision of Lots 1 to 4 in Block 2 in Pierce's Addition to Holstein in Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois described as follows: All that space which is contained within and between that certain horizontal plane located 15.43 feet above City of Chicago datum and that certain other horizontal plane located 29.43 feet above City of Chicago Datum and which lies within the boundaries projected vertically described as follows: commencing at the Northwest Corner of Said Lot 4 first above written; thence South along the West Line of Said Lot 4 a distance of 45.03 feet to the point of beginning of the tract herein described; Thence East at Right Angles to the last described course a distance of 22.77 feet to a point; thence South at right angles to the last described course a distance of 8.03 feet to a point; thence East at right angles to the last described course a distance of 7.56 feet to a point; thence South at right angles to the last described course a distance of 43.28 feet to a point; thence West at right angles to the last described course a distance of 30.33 feet to a point in the West Line of Said Lot 4, Thence North along said West Line a distance of 51.31 feet to the point of beginning, excepting therefrom the following described tract: a part of Lots 3 and 4 in the Subdivision of Lots 1 to 4, in Block 2, in Pierce's Addition to Holstein in Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: All that space which is contained within and between that Certain Horizontal plane located 23.63 feet above City of Chicago datum and that certain other horizontal plane located 29.43 feet above City of Chicago Datum and which lies within the boundaries projected vertically described as follows: Beginning at the Northwest Corner of Said Lot 4 first above written; thence South along the West Line of Said Lot 4 a distance of 45.03 feet to a point; thence East at Right Angles to the last described course a distance of 22.77 feet to a point; thence South at right angles to the last described course a distance of 8.03 feet to the point of beginning of the tract herein described; Thence East at right angles to the last described course a distance of 7.56 feet to a point; thence South at right angles to the last described course a distance of 7.59 feet to a point; thence West at right angles to the last described course a distance of 7.56 feet to a point; thence North at right angles to the last described course a distance of 7.59 feet to the point of beginning. Also excepting therefrom the following described tract: All that space which is contained within and between that certain horizontal plane located 14.45 feet above City of Chicago datum and that certain other horizontal plane located 34.45 feet above City of Chicago Datum and which lies within the boundaries projected vertically described as follows: a part of Lot 1 in the Subdivision of Lots 1 to 4 in Block 2 in Pierce's Addition to Holstein in Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois as follows: Commencing at the Southeast Corner of Said Lot 1 first above written; thence North along the East Line of said Lot 1 a distance of 20.30 feet to the point of beginning of the tract herein described; thence West at right angles to

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the last described course a distance of 10.02 feet to a point; thence North at right angles to the last described course a distance of 25.00 feet to a point; thence East at right angles to the last described course a distance of 10.02 feet to a point in the East Line of Said Lot 1; thence South at right angles to the last described course a distance of 25.00 feet to the point of beginning which survey is attached and part of Exhibit "A" to the Declaration of Condominium recorded August 30, 1999 as document 99826596, together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of P-5 a limited common elements, as delineated on the survey attached to the declaration aforesaid recorded as document number 99826596.

Parcel 3:

The exclusive right to the use of Deck for Unit-4D, a limited common elements, as delineated on the survey attached to the declaration aforesaid recorded as document number 99826596.

Parcel 4:

The exclusive right to the use of Storage Room for Unit 4-D, a limited common elements, as delineated on the survey attached to the declaration aforesaid recorded as document number 99826596.

Property of Cook County Clerk's Office