

# UNOFFICIAL COPY



Doc# 2100734048 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/07/2021 11:03 AM PG: 1 OF 3

## WARRANTY DEED

### PREPARED BY:

Lisa H. Kritt, Attorney at Law  
2000 W. Carroll Ave., Suite 502  
Chicago, IL 60612

*2065A 6040 of LP  
all a  
LND*

### MAIL TO:

Charles R. Gryll, Gryll Law  
6703 N. Cicero Ave.  
Lincolnwood, IL 60712

### NAME & ADDRESS OF TAX PAYER:

Medill Ashland, LLC  
1630 N. Kingsbury.  
Chicago, IL 60614

THE GRANTOR(S), JP-MEDILL, LLC, an Illinois Limited Liability Corporation, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to GRANTEE(S), MEDILL ASHLAND, LLC, an Illinois Limited Liability Corporation, all right, title, and interest in the following described real estate in the City of Chicago, County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

PROPERTY ADDRESS: 1200 W. MEDILL AVE. A/K/A 2300 N. ASHLAND AVE., CHICAGO, ILLINOIS 60614  
PROPERTY TAX NUMBER: 14-31-201-081-0000 & 14-31-201-033-0000

Subject, however, to covenants, conditions, and restrictions of record; local, state and federal laws, ordinances or governmental regulations, including but not limited to building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Premises; matters that have arisen as a result of acts done or suffered by or through buyer; and general real estate taxes not yet due and payable at the time of Closing.

This is a NON-HOMESTEAD PROPERTY however, to the extent that the Real Estate is deemed to be a homestead property then Grantor(s) hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In Witness Whereof, said GRANTOR has caused his name to be signed, this 23<sup>rd</sup> day of December, 2020.

JP-MEDILL, LLC

*[Signature]*  
By: JAMES P. PETROZZINI  
as Trustee of The Petrozzini-Kitchen Family Trust  
Its: Manager

REAL ESTATE TRANSFER TAX		23-Dec-2020
	CHICAGO:	13,350.00
	ST. PETER:	5,340.00
	TOTAL:	18,690.00 *

14-31-201-081-0000 | 20201201695910 | 0-123-887-584

REAL ESTATE TRANSFER TAX		23-Dec-2020
	COUNTY:	890.00
	ILLINOIS:	1,780.00
	TOTAL:	2,670.00

14-31-201-081-0000 | 20201201695910 | 1-253-400-544

STATE OF ILLINOIS )

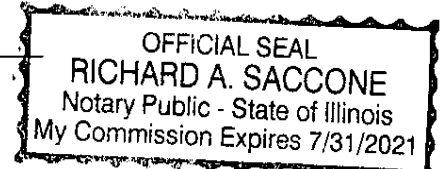
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that James P. Petrozzini, as Trustee of the The Petrozzini-Kitchen Family Trust, Manager of JP-MEDILL, LLC, 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 signed and delivered this instrument as his free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 23rd day of December, 2020

My commission expires on 7-31-2021

*Richard A. Saccone*  
NOTARY PUBLIC



*S 1/3  
P 3  
S 1/2  
M  
JP*

*CHH*

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## LEGAL DESCRIPTION

Order No.: 20GSA604021LP

For APN/Parcel ID(s): 14-31-201-081-0000 and 14-31-201-083-0000

THAT PART OF LOT 3 IN BLOCK 4 IN FULLERTON'S 3RD. ADDITION TO CHICAGO IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SAID LOT 3 AT A POINT 71.96 FEET EAST FROM THE NORTHWEST CORNER OF SAID LOT 3, AND RUNNING THENCE EAST ALONG SAID NORTH LINE OF LOT 3, SAID NORTH LINE OF LOT 3 BEING ALSO THE SOUTH LINE OF WEST MEDILL AVENUE (FORMERLY KNOWN AS CHESTER STREET), A DISTANCE OF 143.67 FEET TO A DEFLECTION POINT IN THE NORTHERLY LINE OF SAID LOT 3 AND THE SOUTH LINE OF SAID WEST MEDILL AVENUE; THENCE NORTHEASTWARDLY ALONG SAID NORTHERLY LINE OF LOT 3, A DISTANCE OF 22.56 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF LOT 1 IN OMAR SUBDIVISION (A SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON THE 2ND. DAY OF FEBRUARY, 1928, AS DOCUMENT NO. 9924048); THENCE SOUTHEASTWARDLY ALONG SAID SOUTHWESTERLY LINE OF LOT 1, A DISTANCE OF 26.08 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 3; THENCE SOUTH ALONG SAID EAST LINE OF LOT 3, A DISTANCE OF 391.49 FEET TO AN INTERSECTION WITH THE WESTERLY LINE (AS LOCATED AND MONUMENTED BY THE CITY OF CHICAGO) OF NORTH ASHLAND AVENUE, AS OPENED AND WIDENED PURSUANT TO ORDINANCE PASSED JANUARY 19, 1921; THENCE SOUTHWARDLY ALONG SAID WESTERLY LINE OF NORTH ASHLAND AVENUE, A DISTANCE OF 52.52 FEET TO AN INTERSECTION WITH A LINE 31.50 FEET, MEASURED AT RIGHT ANGLES, NORTHEASTERLY FROM AND PARALLEL WITH THE CENTER LINE OF THE PRESENT SOUTHERLY MAIN TRACK OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY; THENCE NORTHWESTWARDLY ALONG SAID PARALLEL LINE, A DISTANCE OF 35.99 FEET TO A POINT 420.38 FEET SOUTH FROM THE NORTH LINE AND 214.87 FEET EAST FROM THE WEST LINE OF SAID LOT 3; THENCE NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 500.27 FEET, A DISTANCE OF 95.58 FEET, TO A POINT 360.47 FEET, MEASURED AT RIGHT ANGLES, SOUTH FROM THE NORTH LINE OF SAID LOT 3 AND 141.11 FEET MEASURED AT RIGHT ANGLES, EAST FROM THE WEST LINE OF SAID LOT 3; THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 55.63 FEET TO A POINT OF CURVE WHICH IS 329.84 FEET, MEASURED AT RIGHT ANGLES, SOUTH FROM THE NORTH LINE AND 94.95 FEET, MEASURED AT RIGHT ANGLES, EAST FROM THE WEST LINE OF SAID LOT 3; THENCE NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 394.83 FEET, A DISTANCE OF 13.31 FEET TO AN INTERSECTION WITH THE EASTERLY LINE EXTENDED SOUTH OF THE PARCEL OF LAND CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED IN SAID RECORDER'S OFFICE ON THE 4TH. DAY OF JANUARY, 1966 AS DOCUMENT NO. 19700602, AND THENCE NORTHWARDLY ALONG SAID EXTENDED LINE AND ALONG SAID EASTERLY LINE OF THE PARCEL OF LAND SO CONVEYED, A DISTANCE OF 323.03 FEET TO THE POINT OF BEGINNING, TOGETHER WITH ALL OF LOTS 1,

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## LEGAL DESCRIPTION

(continued)

2 AND 3 IN OMAR SUBDIVISION, BEING A PART OF LOTS 1, 2, 3, 4, 5 AND 9 ON RALSTON'S ADDITION TO NICKERSONVILLE, IN SECTION 31 AND SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED FEBRUARY 10, 1928 AS DOCUMENT NO. 99204048, ALL TAKEN AS A TRACT, (EXCEPTING THEREFROM THOSE PARTS THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 3 IN SAID BLOCK 4 AT A POINT 110.98 FEET EAST FROM THE NORTHWEST CORNER OF SAID LOT 3 AND RUNNING THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE OF SAID LOT 3, SAID NORTH LINE OF LOT 3 BEING ALSO THE SOUTH LINE OF WEST MEDILL AVENUE (FORMERLY KNOWN AS CHESTER STREET), A DISTANCE OF 104.34 FEET TO A DEFLECTION POINT IN THE NORTHERLY LINE OF SAID LOT 3 AND THE SOUTH LINE OF WEST MEDILL AVENUE; THENCE NORTH 44 DEGREES 44 MINUTES 00 SECONDS EAST ALONG THE NORTHWESTERLY OF SAID LOT 3 AND THE NORTHWESTERLY LINE OF LOT 1 IN OMAR SUBDIVISION, A DISTANCE OF 135.19 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE SOUTH 45 DEGREES 16 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 1 AND THE SOUTHWESTERLY LINE OF NORTH CLYBOURN AVENUE, A DISTANCE OF 15.28 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 3 DEGREES 31 MINUTES 20 SECONDS WEST ALONG SAID EASTERLY LINE OF LOT 1 AND THE WESTERLY LINE OF NORTH ASHLAND AVENUE, A DISTANCE OF 148.92 FEET (148.88 FEET RECORDED) TO A DEFLECTION POINT IN SAID EASTERLY LINE OF LOT 1 AND SAID WESTERLY LINE OF NORTH ASHLAND AVENUE; THENCE SOUTH 9 DEGREES 58 MINUTES 06 SECONDS WEST ALONG THE EASTERLY LINES OF LOTS 1 AND 2 IN OMAR SUBDIVISION AND ALONG THE WESTERLY LINE OF NORTH ASHLAND AVENUE, A DISTANCE OF 123.50 FEET TO A LINE 185 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 3 IN BLOCK 4 IN FULLERTON'S 3RD. ADDITION TO CHICAGO; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 179.83 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST AND AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1200-08 W. MEDILL AVE. / 2300 N. ASHLAND AVE., CHICAGO, IL. 60614

P.I.N. 14-31-201-081-0000 & 14-31-201-083-0000