

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2106141101 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/02/2021 10:43 AM Pg: 1 of 4

Dec ID 20210201630490
ST/CO Stamp 1-602-196-496 ST Tax \$750.00 CO Tax \$375.00
City Stamp 0-769-136-656 City Tax: \$7,875.00

THE GRANTOR(S), Bettie Laven, a single woman, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to:

Springfield 101, LLC

all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

Covenants, conditions and restrictions of record, General real estate taxes not yet due and payable

Permanent Real Estate Index Number(s): 14-28-312-086-1002 and 14-28-312-086-1003

Address(es) of Real Estate: 714 W. Fullerton Avenue, Unit 1 and Unit 2, Chicago, IL 60614

Dated this 2ND day of February, 2021

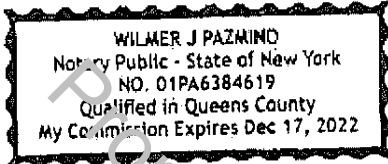
Bettie Laven
Bettie Laven

UNOFFICIAL COPY

STATE OF New York, COUNTY OF New York ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Bettie Laven personally known to me to be the same person(s) whose name(s) 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2nd day of February, 2021



[Handwritten Signature] (Notary Public)

Prepared By: Bradford Miller Law PC
10 S. LaSalle, Suite 2920
Chicago, IL 60603

After Recording Mail To:

P. JEROME JAKUBO
2324 W. IRVING PARK
CHICAGO, ILLINOIS 60618

Name & Address of Taxpayer:

SPRINGFIELD 101, LLC
2423 N. MARSHFIELD AV.
CHICAGO, IL 60614

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 21GSA629658LP

For APN/Parcel ID(s): 14-28-312-086-1002 and 14-28-312-086-1003

PARCEL 1:

UNIT NUMBERS 1-714 AND 2-714 IN 714 WEST FULLERTON CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 95 AND 96 TAKEN AS ONE TRACT DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID TRACT 25.53 FEET WEST OF THE SOUTHEAST CORNER THEREOF, THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID TRACT 76 FEET, THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID TRACT 5.17 FEET, THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID TRACT 36 FEET, THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID TRACT 3.50 FEET, THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID TRACT 28 FEET MORE OR LESS TO A POINT IN THE NORTH LINE OF SAID TRACT, THENCE EAST ALONG SAID NORTH LINE 34.20 FEET TO THE NORTHEAST CORNER OF SAID TRACT, THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 140 FEET MORE OR LESS TO THE SOUTHEAST CORNER THEREOF, THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT TO POINT OF BEGINNING IN DAVIS SUBDIVISION OF THE SOUTH 836 FEET OF OUT LOT "F" IN WRIGHTWOOD A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 5, 1985 AS DOCUMENT 85268483 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR RIGHT OF WAY IN AND OVER THE CEMENT WALK LOCATED ON THE FOLLOWING DESCRIBED PROPERTY AS GRANTED IN AN EASEMENT AGREEMENT RECORDED NOVEMBER 16, 1949 AS DOCUMENT 14677179: THAT PART OF LOTS 95 AND 96 TAKEN AS ONE TRACT, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID TRACT, 25.53 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID TRACT, 76.0 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID TRACT 5.17 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID TRACT 36.0 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID TRACT, 3.50 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID TRACT, 28.0 FEET, MORE OR LESS TO A POINT IN THE NORTH LINE OF SAID TRACT; THENCE WEST ALONG SAID NORTH LINE, 15.85 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT, 140.0 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 24.53 FEET, MORE OR LESS TO THE POINT OF BEGINNING, ALL IN DAVIS' SUBDIVISION OF THE SOUTH 836.0 FEET OF LOT "F" IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

LEGAL DESCRIPTION

(continued)

PARCEL 3:

THE EXCLUSIVE RIGHT TO USE PARKING SPACES P-1 AND P-2, LIMITED COMMON ELEMENTS,
AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM
RECORDED NOVEMBER 5, 1985 AS DOCUMENT 85268483.

Property of Cook County Clerk's Office