

# UNOFFICIAL COPY

Doc# 2107728105 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/18/2021 01:03 PM Pg: 1 of 6

Dec ID 20210301652985  
ST/CO Stamp 1-152-826-384 ST Tax \$495.00 CO Tax \$247.50  
City Stamp 2-025-241-616 City Tax: \$5,197.50

## WARRANTY DEED

*This instrument was prepared by:*  
Michael T. Gasior, Esq.  
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PIS 19351 1 of 2

THE GRANTOR(s), NEAL S. OHLSSON AND CHIE T. OHLSSON, as HUSBAND AND WIFE, of the County of COOK, and State of Illinois and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEE (S), CHRISTINE S. SPASOFF, \* \* \* AS SINGLE WOMAN

In the form of ownership:

(Sole ownership or Joint Tenancy with Right of Survivorship or Tenancy in Common or Tenancy by the Entirety)

All interest in the following described Real Estate situated in the COUNTY OF COOK in the State of Illinois, to wit:

SEE ATTACHED – LEGAL DESCRIPTION – EXHIBIT "A"

Property Index Numbers: 14-17-101-050-1010 AND 14-17-101-050-1012 AND 14-17-101-045-1004

Address of Real Estate: \* Grantee's Address  
4747 N. CLARK STREET, UNIT 3N CHICAGO, IL 60640

4737 N Clark St Unit 911, Chicago, IL 60640  
SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 25<sup>th</sup> day of February 2021.

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*Neal*

NEAL S. OHLSSON

*Chie*

CHIE T. OHLSSON

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that NEAL S. OHLSSON AND CHIE T. OHLSSON known to me to be the same person(s) whose name is/are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and deed 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 25 day of February, 2021.

*[Signature]*  
\_\_\_\_\_  
Notary Public



**AFTER RECORDING, MAIL TO:**

**SEND SUBSEQUENT TAX BILLS TO:**

Christine Spasoff

Christine Spasoff

4747 N Clark Unit 3N

4747 N Clark Unit 3N

Chicago IL 60640

Chicago IL 60640

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## PARCEL 1:

UNITS 3N AND G-2 IN 4747 CHASE PARK COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 352 IN SHERIDAN DRIVE SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE FOLLOWING 2 PARCELS.)

### COMMERCIAL PARCEL 1:

THAT PART OF LOT 352 IN SHERIDAN DRIVE SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 352, THENCE NORTH 82 DEGREES 17 MINUTES 06 SECONDS EAST, AN ASSUMED BEARING ALONG THE NORTHERLY LINE OF SAID LOT 352, A DISTANCE OF 8.75 FEET; THENCE SOUTH 07 DEGREES 42 MINUTES 54 SECONDS EAST, A DISTANCE OF 0.95 FEET TO THE POINT OF BEGINNING; THENCE 82 DEGREES 17 MINUTES 06 SECONDS EAST, A DISTANCE OF 24.00 FEET; THENCE SOUTH 07 DEGREES 42 MINUTES 54 SECONDS EAST, A DISTANCE OF 3.00 FEET; THENCE NORTH 82 DEGREES 17 MINUTES 06 SECONDS EAST, A DISTANCE OF 31.30 FEET; THENCE SOUTH 07 DEGREES 42 MINUTES 54 SECONDS EAST, A DISTANCE OF 16.15 FEET; THENCE SOUTH 82 DEGREES 17 MINUTES 06 SECONDS WEST, A DISTANCE OF 55.30 FEET; THENCE NORTH 07 DEGREES 42 MINUTES 54 SECONDS WEST, A DISTANCE OF 19.15 FEET TO THE POINT OF BEGINNING, LYING ABOVE A HORIZONTAL PLANE AT ELEVATION 22.94 FEET AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION 36.49 FEET (CHICAGO CITY DATUM);

### COMMERCIAL PARCEL 2:

THAT PART OF LOT 352 IN SHERIDAN DRIVE SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 352, THENCE NORTH 82 DEGREES 16 MINUTES 55 SECONDS EAST, AN ASSUMED BEARING ALONG THE SOUTHERLY LINE OF 352, A DISTANCE OF 8.75 FEET; THENCE NORTH 07 DEGREES 42 MINUTES 54 SECONDS WEST, A DISTANCE OF 0.95 FEET TO THE POINT OF BEGINNING; THENCE NORTH 82 DEGREES 16 MINUTES 55 SECONDS EAST, A DISTANCE OF 23.90 FEET; THENCE NORTH 07 DEGREES 42 MINUTES 54 SECONDS WEST, A DISTANCE OF 3.00 FEET; THENCE NORTH 82 DEGREES 16 MINUTES 55 SECONDS EAST, A DISTANCE OF 31.50 FEET; THENCE NORTH 07 DEGREES 42 MINUTES 54 SECONDS WEST, A DISTANCE OF 12.25 FEET; THENCE SOUTH 82 DEGREES 16 MINUTES 55 SECONDS WEST, A DISTANCE OF 5.30 FEET; THENCE SOUTH 07 DEGREES 42 MINUTES 54 SECONDS EAST, A DISTANCE OF 3.20 FEET; THENCE SOUTH 82 DEGREES 16 MINUTES 55 SECONDS WEST, A DISTANCE OF 7.00 FEET; THENCE NORTH 07 DEGREES 42 MINUTES 54 SECONDS WEST, A DISTANCE OF 7.20 FEET; THENCE SOUTH 82 DEGREES 16 MINUTES 55 SECONDS WEST, A DISTANCE OF 43.10 FEET; THENCE SOUTH 07 DEGREES 42 MINUTES 54 SECONDS EAST, A DISTANCE OF 19.25 FEET TO THE POINT OF BEGINNING, LYING ABOVE A HORIZONTAL PLANE AT ELEVATION 22.94 FEET AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION 36.49 FEET (CHICAGO CITY DATUM);

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0932745094, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

UNIT G-4 IN 4737 CHASE PARK COMMONS CONDOMINIUMS, AS DELINEATED ON A SURVEY FOR THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 350 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL

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MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF, AND EAST OF GREENBAY ROAD, EXCEPT THAT PART OF LOT 350 BELOW ELEVATION 36.18 IN CITY OF CHICAGO VERTICAL DATUM, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 350, THENCE NORTH 86 DEGREES 56 MINUTES 59 SECONDS EAST (BEARINGS ARE ASSUMED FOR THE LEGAL PURPOSES ONLY), ALONG NORTHERLY LINE OF SAID LOT 350, 8.59 FEET; THENCE SOUTH 3 DEGREES 3 MINUTES 1 SECOND EAST, 0.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 4 MINUTES 30 SECONDS EAST, 24 FEET; THENCE SOUTH 3 DEGREES 5 MINUTES 41 SECONDS EAST, 3.10 FEET; THENCE NORTH 87 DEGREES 4 MINUTES 30 SECONDS EAST, 28.5 FEET; THENCE SOUTH 3 DEGREES 13 MINUTES 25 SECONDS EAST, 6.50 FEET; THENCE NORTH 87 DEGREES 4 MINUTES 30 SECONDS EAST, 1.01 FEET; THENCE SOUTH 3 DEGREES 13 MINUTES 25 SECONDS EAST, 9.66 FEET; THENCE SOUTH 87 DEGREES 4 MINUTES 30 SECONDS WEST, 5.69 FEET; THENCE NORTH 3 DEGREES 5 MINUTES 41 SECONDS WEST, 0.15 FEET; THENCE SOUTH 87 DEGREES 4 MINUTES 30 SECONDS WEST, 1.55 FEET; THENCE SOUTH 3 DEGREES 5 MINUTES 41 SECONDS EAST, 0.15 FEET; THENCE SOUTH 87 DEGREES 4 MINUTES 30 SECONDS WEST, 46.31 FEET; THENCE NORTH 3 DEGREES 5 MINUTES 41 SECONDS WEST, 19.26 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THAT PART OF LOT 350 BELOW ELEVATION 36.18 IN CITY OF CHICAGO VERTICAL DATUM, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 350; THENCE NORTH 86 DEGREES 56 MINUTES 59 SECONDS EAST ALONG SOUTHERN LINE OF SAID LOT 350, 8.45 FEET; THENCE NORTH 3 DEGREES 5 MINUTES 41 SECONDS WEST, 0.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 3 DEGREES 5 MINUTES 41 SECONDS WEST, 19.14 FEET; THENCE NORTH 87 DEGREES 4 MINUTES 30 SECONDS EAST, 39.98 FEET; THENCE SOUTH 3 DEGREES 13 MINUTES 25 SECONDS EAST, 5.80 FEET; THENCE NORTH 86 DEGREES 50 MINUTES 6 SECONDS EAST, 7.51 FEET; THENCE NORTH 3 DEGREES 13 MINUTES 25 SECONDS WEST, 1.09 FEET; THENCE NORTH 86 DEGREES 50 MINUTES 6 SECONDS EAST, 5.75 FEET; THENCE SOUTH 3 DEGREES 13 MINUTES 25 SECONDS EAST, 11.76 FEET; THENCE SOUTH 87 DEGREES 40 MINUTES 28 SECONDS WEST, 28.41 FEET; THENCE SOUTH 2 DEGREES 40 MINUTES 32 SECONDS EAST, 3.02 FEET; THENCE SOUTH 87 DEGREES 4 MINUTES 30 SECONDS WEST, 24.85 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 7, 2007 AS DOCUMENT 0731115098, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY:

PERMANENT INDEX NUMBER: 14-17-101-050-1010 AND 14-17-101-050-1002 AND 14-17-101-045-1004

COMMONLY KNOWN AS:

4747 N. CLARK STREET, UNIT 3N, CHICAGO, IL 60640

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Property of Cook County Clerk's Office





<b>CHICAGO:</b>	3,712.50
<b>CTA:</b>	1,485.00
<b>TOTAL:</b>	5,197.50 *

14-17-101-050-1010 | 20210301652985 | 2-025-241-616

Total does not include any applicable penalty or interest due.

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		COUNTY:	247.50
		ILLINOIS:	495.00
		TOTAL:	742.50
14-17-101-050-1010	20210301652985	1-152-826-384	