

# UNOFFICIAL COPY

Doc# 2108312120 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/24/2021 08:29 AM Pg: 1 of 6

21-135631  
**WARRANTY DEED**

Dec ID 20210301654344  
ST/CO Stamp 1-116-570-128 ST Tax \$900.00 CO Tax \$450.00  
City Stamp 0-063-275-536 City Tax: \$9,450.00

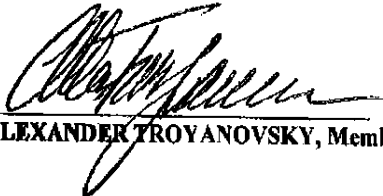
**THE GRANTOR, 2941 N. CLARK LLC,**  
an Illinois Limited Liability Company,  
of the village of Northbrook, County  
of Cook, State of Illinois, for and in  
consideration of ten dollars (\$10.00) and  
other valuable consideration in hand paid,  
CONVEYS AND WARRANTS to:

**DEREK FERGUSON AND ERIN FERGUSON**  
husband and wife, as tenants by the entirety, of Chicago, Illinois,

in the following described Real Estate situated in the County of Cook in the State of ILLINOIS,  
to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by  
virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD  
said premises forever. SUBJECT TO: General Real Estate Taxes for the 2<sup>nd</sup> installment of 2020  
and subsequent years; building setback lines, easements for public utilities; terms, covenants,  
conditions, and restrictions of record.

Property Index Number(s): 14-28-111-046-0000 (underlying PIN)  
Address of Real Estate: 2939 N. CLARK STREET, UNIT 4S, Parking #7, CHICAGO, IL  
60657

Dated this 3 day of March, 2021.

  
ALEXANDER TROYANOVSKY, Member

STATE OF ILLINOIS }  
                          } COOK } SS.  
COUNTY OF ~~LAKE~~ }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that  
ALEXANDER TROYANOVSKY, 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, including the release and  
waiver of the right of homestead.

Given under my hand and official seal, this 3 day of March, 2021.

  
NOTARY PUBLIC



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This instrument prepared by:

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook, Illinois 60062

AFTER RECORDING THIS INSTRUMENT SHOULD BE SENT TO:

Derek Ferguson

8939 N Clark, Apt. 4S, Chicago, IL 60657

Send subsequent tax bills to:

Derek Ferguson

8939 N. Clark, Apt 4S, Chicago, IL 60657

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THE DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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## Exhibit "A" Legal Description

PARCEL 1:

UNIT 2939-4S AND PARKING SPACE P-7 IN THE CLARK COLLECTION CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOT 13 IN THE HEIRS OF WILLIAM KNOKE'S SUBDIVISION OF PART OF THE NORTH 20 ACRES OF THE SOUTH 50 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1904 AS DOCUMENT NUMBER 3561510 IN BOOK 87 OF PLATS PAGE 27, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 14 (EXCEPT THAT PART OF SAID LOT 14 ON THE SOUTH SIDE THEREOF UPON WHICH IS ERECTED A PART OF THE NORTH WALL OF BUILDING NOW LOCATED ON LOT 15 OF SUBDIVISION HEREIN DESCRIBED), IN WILLIAM KNOKE'S SUBDIVISION OF PART OF THE NORTH 20 ACRES OF THE SOUTH 50 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 IN SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 22, 1904, AS DOCUMENT NUMBER 3527220 IN BOOK 86 PLATS PAGE 35, IN COOK COUNTY, ILLINOIS. ALSO KNOWN AS: PARCEL 2: LOT 14 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT AND RUNNING NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 14, A DISTANCE OF 77/100 FEET; THENCE NORTHEASTERLY, A DISTANCE OF 1.33 FEET TO A POINT 1.33 FEET NORTH (MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF SAID LOT 14; THENCE SOUTHEASTERLY, A DISTANCE OF 53/100 FEET TO A POINT 87/100 FEET (MEASURED AT RIGHT ANGLES) OF SAID SOUTH LINE; THENCE EASTERLY, A DISTANCE OF 66.25 FEET TO POINT 91/100 FEET NORTH (MEASURED AT RIGHT ANGLES) OF SAID SOUTH LINE; THENCE SOUTH A DISTANCE OF 91/100 FEET TO A POINT ON SAID SOUTH LINE OF LOT 14, WHICH IS 57.7 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT AND THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 67.27 FEET TO THE PLACE OF BEGINNING, IN WILLIAM KNOKE AND OTHERS SUBDIVISION OF PART OF BLOCK 1 IN SUBDIVISION OF THE NORTH 20 ACRES OF THE SOUTH 50 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 IN SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 22, 1904 AS DOCUMENT NUMBER 3527220 IN BOOK 86 OF PLATS, PAGE 35, IN COOK COUNTY, ILLINOIS, ALL TAKEN AS A TRACT EXCEPTING THEREFROM NON-CONDOMINIUM PARCEL:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 21.21 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION + 34.21 FEET (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 1.19 FEET NORTHEAST AND 10.89 FEET NORTHWEST OF THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTHWEST, A DISTANCE OF 7.00 FEET; THENCE NORTHEAST, A DISTANCE OF 2.26 FEET; THENCE NORTHWEST, A DISTANCE OF 5.69 FEET; THENCE SOUTHWEST, A DISTANCE OF 2.24 FEET; THENCE NORTHWEST, A DISTANCE OF 27.79 FEET; THENCE NORTHEAST, A DISTANCE OF 2.11 FEET; THENCE NORTHWEST, A DISTANCE OF 5.60 FEET; THENCE SOUTHWEST, A DISTANCE OF 2.15 FEET; THENCE NORTHWEST, A DISTANCE OF 18.28 FEET; THENCE NORTHEAST, A DISTANCE OF 2.21 FEET; THENCE NORTHWEST, A DISTANCE OF 7.00 FEET; THENCE NORTHEAST, A DISTANCE OF 6.80 FEET; THENCE NORTH, A DISTANCE OF 2.26 FEET; THENCE EAST, A DISTANCE OF 35.75 FEET; THENCE SOUTH, A DISTANCE OF 10.05 FEET; THENCE WEST, A DISTANCE OF 13.45 FEET; THENCE SOUTH, A DISTANCE OF 10.00 FEET; THENCE EAST, A DISTANCE OF 21.16 FEET; THENCE NORTH, A DISTANCE OF 0.69 FEET; THENCE EAST, A DISTANCE OF 9.00 FEET; THENCE SOUTH, A DISTANCE OF 7.70 FEET; THENCE WEST, A DISTANCE OF 5.30 FEET; THENCE SOUTH, A DISTANCE OF 25.00 FEET; THENCE WEST, A DISTANCE OF 0.77 FEET; THENCE SOUTH, A DISTANCE OF 10.05 FEET; THENCE EAST, A DISTANCE OF 15.78 FEET; THENCE SOUTH, A DISTANCE OF 8.52 FEET; THENCE WEST, A DISTANCE OF 24.60 FEET; THENCE NORTH, A DISTANCE OF 0.55 FEET; THENCE WEST, A DISTANCE OF 4.07 FEET; THENCE NORTHWEST, A DISTANCE OF 1.65 FEET; THENCE WEST, A DISTANCE OF 5.41 FEET TO THE POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS RECORDED AS DOCUMENT NUMBER 2105657004, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE

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Continued

INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE ROOF TOP DECK "D", A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT NUMBER 2105657004.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT DATED 02/08/2021 AND RECORDED 02/25/2021 AS DOCUMENT NUMBER 2105657007.

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<b>CHICAGO:</b>	6,750.00
CTA:	2,700.00
<b>TOTAL:</b>	<b>9,450.00 *</b>

14-28-111-046-0000 | 20210301654344 | 0-063-275-536  
Total does not include any applicable penalty or interest due.

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14-28-11-046-0000

20210301654344

1-116-570-128



COUNTY:	450.00
ILLINOIS:	900.00
TOTAL:	1,350.00

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