

# UNOFFICIAL COPY

Doc# 2109021199 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/31/2021 11:39 AM Pg: 1 of 2

Dec ID 20210301664683  
ST/CO Stamp 0-939-780-624 ST Tax \$307.00 CO Tax \$153.50  
City Stamp 0-402-909-712 City Tax: \$3,223.50

CT

21GNW530201S/L  
1/2

Property of

## WARRANTY DEED

The Grantor, **MICHAEL NUGENT**, a single person, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEYS AND WARRANTS to **BARBARA CISEK**, a single person, of Chicago, IL, the following real estate situated in the County of Cook and State of Illinois, to wit:

\*OF 6404 W. McClean Avenue

PARCEL 1: THAT PART OF LOT 16 (EXCEPT THE NORTH 16.0 FEET THEREOF) AND ALL OF LOT 17, TAKEN AS A TRACT, IN BLOCK 4 IN GRAND HEIGHTS SUBDIVISION OF PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 27 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 55.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 27 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 19.84 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 10 SECONDS WEST, A DISTANCE OF 41.74 FEET TO A POINT IN THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT, SAID SOUTH LINE BEING A CURVED LINE CONVEX SOUTH, HAVING A RADIUS OF 500.00, AN ARC DISTANCE OF 19.92 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 10 SECONDS EAST, A DISTANCE OF 43.43 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, ALSO THE SOUTH 8.63 FEET OF THE NORTH 25.89 FEET OF THE WEST 22.0 FEET OF LOT 16 (EXCEPT THE NORTH 16.0 FEET THEREOF) AND ALL OF LOT 17, TAKEN AS A TRACT IN BLOCK 4 IN GRAND HEIGHTS SUBDIVISION OF PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN THE PARTY WALL AGREEMENT, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND MUTUAL EASEMENT AGREEMENT FOR INGRESS AND EGRESS FOR 6400-6406 W. MCLEAN. CHICAGO, IL DATED MAY 3, 2005 AND RECORDED MAY 6, 2005 AS DOCUMENT NO. 0512603008.

