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Doc#: 2112307173 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/03/2021 11:42 AM Pg: 1 of 4

WARRANTY DEED (Individual)

281 4 of 5

FIRST AMERICAN TITLE
FILE # AF1007484

Dec ID 20210401606114
ST/CO Stamp 1-868-717-584 ST Tax \$144.00 CO Tax \$72.00
City Stamp 0-986-013-200 City Tax: \$1,512.00

THE GRANTOR

John W. Gregory, of
2323 W. Pershing Road,
Unit 138, married to
Brandy Gregory,

(The space above for Recorder's use only)

in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Chanakari Maeda, a single woman, of 2700 W. Armitage Avenue, Unit 1, Chicago, Illinois, the following Real Estate situated in Cook County, Illinois, legally described as:

*M.

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Numbers: 20-06-100-123-1028 and 20-06-100-123-1262
Address of Real Estate: 2323 W. Pershing Road, Unit 138 and Parking Space 99, Chicago, Illinois, 60609

SUBJECT TO: Covenants, conditions and restrictions of record including building lines and easements, and general real estate taxes for 2020 and subsequent years.

if any provided they do not interfere with the current use and enjoyment of the Property and do not provide for forfeiture or reversion in the event of a breach

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

Dated this 21st day of April, 2021

[Signature]
John W. Gregory
by RICARDO GALVAN
AGENT & ATTORNEY IN FACT

[Signature]
Brandy Gregory
Brandy Gregory, for the purpose
Of releasing Homestead rights
by RICARDO GALVAN
AGENT & ATTORNEY IN FACT

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LEGAL DESCRIPTION

Legal Description: UNIT 138 AND PARKING SPACE PS-99, IN MCKINLEY PARK LOFTS CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY FOR MCKINLEY PARK LOFTS CONDOMINIUM, WHICH PLAT OF SURVEY IS PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF WEST PERSHING ROAD (A PUBLIC STREET), SAID SOUTH LINE BEING A LINE 33 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER; WHICH POINT IS 225 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER; AND RUNNING THENCE EAST ALONG SAID SOUTH LINE OF WEST PERSHING ROAD A DISTANCE OF 343.24 FEET MORE OR LESS TO A POINT 2096.39 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER AND RUNNING THENCE SOUTH ALONG A LINE WHICH IS PERPENDICULAR TO SAID SOUTH LINE OF WEST PERSHING ROAD, A DISTANCE OF 211 FEET; THENCE WEST ALONG A LINE PARALLEL TO SAID SOUTH LINE OF WEST PERSHING ROAD A DISTANCE OF 238.05 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE ARC OF A CIRCLE HAVING A RADIUS OF 760 FEET AND CONVEX SOUTHWESTERLY, SAID ARC OF A CIRCLE HAVING ITS SOUTHEASTERN TERMINUS AT A POINT 573 FEET SOUTH OF THE NORTH LINE AND 735 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER AND ITS NORTHWESTERN TERMINUS AT A POINT 200 FEET SOUTH OF SAID NORTH LINE AND 305 FEET EAST OF SAID WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTHWESTERLY ALONG SAID ARC OF 760 FOOT RADIUS A DISTANCE OF 50.33 FEET MORE OR LESS TO ITS HEREINBEFORE DESCRIBED NORTH WESTERN TERMINUS; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 185.51 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE 211 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST PERSHING ROAD (SAID SOUTH STREET LINE BEING A LINE 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER) WITH A LINE THAT IS DRAWN PERPENDICULAR TO SAID SOUTH LINE OF WEST PERSHING ROAD FROM A POINT THEREON WHICH IS 2096.39 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER; AND RUNNING THENCE SOUTH ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 246.84 FEET TO ITS INTERSECTION WITH THE ARC OF A CIRCLE HAVING A RADIUS OF 760 FEET AND CONVEX SOUTHWESTERLY, SAID ARC OF A CIRCLE HAVING ITS SOUTH EASTERN TERMINUS AT A POINT 573 FEET SOUTH OF THE NORTH LINE AND 735 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER AND ITS NORTHWESTERN TERMINUS AT A POINT 200 FEET SOUTH OF SAID NORTH LINE AND 305 FEET EAST OF SAID WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTHWESTERLY ALONG SAID ARC OF 760 FEET RADIUS A DISTANCE OF 345.91 FEET TO ITS INTERSECTION WITH SAID LINE 211 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF WEST PERSHING ROAD AND THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 238.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A PRIVATE STREET KNOWN AS SOUTH OAKLEY AVENUE LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE CONCISELY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF WEST PERSHING ROAD (A PUBLIC STREET), SAID SOUTH LINE BEING A LINE 33 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER WHICH POINT IS 2096.39 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF WEST PERSHING ROAD A DISTANCE OF 457.84 FEET TO ITS INTERSECTION WITH THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 760.0 FEET, SAID ARC HAVING ITS SOUTHEASTERN TERMINUS AT A POINT 573 FEET SOUTH OF THE NORTH LINE AND 735 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER AND ITS NORTHWESTERN TERMINUS AT A POINT 200 FEET SOUTH OF SAID NORTH LINE AND 305 FEET EAST OF SAID WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTHEASTERLY

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ALONG LAST DESCRIBED ARC TO ITS INTERSECTION WITH A LINE DRAWN PERPENDICULAR TO SAID SOUTH LINE OF WEST PERSHING ROAD AND 2046.39 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER, SAID POINT OF INTERSECTION BEING 487.65 FEET SOUTH OF THE SOUTH LINE OF WEST PERSHING ROAD; THENCE NORTH ALONG SAID LINE PERPENDICULAR TO SAID WEST PERSHING ROAD A DISTANCE OF 487.65 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF PERSHING ROAD; THENCE WEST 50 FEET ALONG THE SOUTH LINE OF WEST PERSHING ROAD TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF WEST PERSHING ROAD, (A PUBLIC STREET) SAID SOUTH LINE BEING A LINE 33 FEET SOUTH FROM AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, AT A POINT WHICH IS 225.0 FEET EAST FROM THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 6; AND RUNNING THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, (WHICH IF EXTENDED WILL PASS THROUGH A POINT WHICH IS 200 FEET SOUTH FROM THE NORTH LINE AND 305 FEET FROM THE WEST LINE OF SAID NORTHWEST QUARTER) A DISTANCE OF 119.69 FEET TO THE POINT OF INTERSECTION OF SAID STRAIGHT LINE WITH A LINE WHICH IS 140.75 FEET, MEASURED PERPENDICULAR, SOUTH FROM AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6; THENCE WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 76.62 FEET TO AN INTERSECTION WITH THE EAST LINE OF SOUTH WESTERN AVENUE BOULEVARD; THENCE NORTH ALONG SAID EAST LINE OF SOUTH WESTERN AVENUE BOULEVARD, (SAID EAST LINE BEING 200 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SAID SECTION 6) A DISTANCE OF 107.75 FEET TO AN INTERSECTION WITH SAID SOUTH LINE OF WEST PERSHING ROAD AS HEREINBEFORE DEFINED; AND THENCE EAST ALONG SAID SOUTH LINE OF WEST PERSHING ROAD, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 2, 2006 AS DOCUMENT NUMBER 0621418044, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 20-06-100-123-1028 (Vol No. 415) and 20-06-100-123-1262 (Vol No. 415)

Property Address: 2323 W Pershing Rd, Unit 138 & PS-99, Chicago, Illinois 60609

Cook County Clerk's Office