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1196673 1 of 1 KJM

THIS DOCUMENT WAS PREPARED BY:

Law Office of Joan Maloney
1404 W. Ohio St.
Chicago, Illinois 60642

AFTER RECORDING, MAIL

TO: Brian R. Olsen
25 E. Superior St.
#4301
Chicago, IL 60611

Doc#: 2114842156 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/28/2021 11:47 AM Pg: 1 of 4

Dec ID 20210501631756
ST/CO Stamp 0-205-543-696 ST Tax \$1,200.00 CO Tax \$600.00
City Stamp 0-946-510-096 City Tax: \$13,242.43

This space is for RECORDER'S USE ONLY

WARRANTY DEED

ROBERT E. KELLY JR., MARRIED TO CAROLYN SMELTZER, OF CHICAGO IL (Grantor), and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to BRIAN R. OLSEN AND LESLIE A. OLSEN, AS TRUSTEES OF THE BRIAN R. OLSEN AND LESLIE A. OLSEN FAMILY TRUST, DATED SEPTEMBER 25, 2015 (Grantee) all interests, rights and title of the Grantor in the following described real property ("Property") situated in the County of COOK, IL in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.


SUBJECT ONLY TO: (a) general real estate taxes not due and payable at the time of conveyance; (b) building, building line and use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances; and (d) easements for public utilities; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 17-10-103-027-1325



Address of Real Estate: 25 E. SUPERIOR UNIT 4301 CHICAGO, IL 60611

[THIS IS NOT HOMESTEAD PROPERTY]

[EXECUTION PAGE FOLLOWS]


| REAL ESTATE TRANSFER TAX | | 24-May-2021 |
|---|----------|-------------|
|  | CHICAGO: | 9,000.00 |
| | CTA: | 3,600.00 |
| | TOTAL: | 12,600.00 * |
| 17-10-103-027-1325 20210501631756 0-946-510-096 | | |

* Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | | 24-May-2021 |
|--|-----------|-------------|
|  | COUNTY: | 600.00 |
|  | ILLINOIS: | 1,200.00 |
| | TOTAL: | 1,800.00 |
| 17-10-103-027-1325 20210501631756 0-205-543-696 | | |

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed this 12th day of May, 2021.



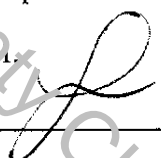
ROBERT E. KELLY, JR.

| | |
|--|--|
| | <p>Send Subsequent Tax Bills TO Brian R. Olson 25 E. Superior St #4301 Chicago IL 60604</p> |
|--|--|

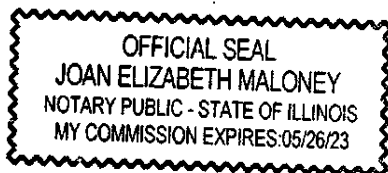
State of ILLINOIS SS.
County of COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT E. KELLY, JR. is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of May 2021.



NOTARY PUBLIC



Property of Cook County Clerk's Office

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Exhibit A - Legal Description

Parcel A:

Unit 4301 in the Fordham Condominium as delineated and defined on the Plat of Survey of part of the following described Parcel of real estate:

Parcel 1:

That part of Block 48 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows:

Commencing at the Northeast corner of said Block being the Southwest corner of Superior and Cass Streets; running thence South along the East line of said Block being the West line of Cass street 106 feet to an Alley; thence West 51 feet; thence North 106 feet to the North line of said Block 48, being the South line of Superior Street; thence East along the North line of said Block, 51 feet to the Place of Beginning, in Cook County, Illinois.

Parcel 2:

Lots 1, 2 and 3 in Right Reverend A. O. Regan's (Bishop of Chicago) Subdivision of the south 112 feet of Block 48 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

Lot 4 in O. Regan's Subdivision of the South 112 feet of Block 48 in Kinzie's Addition to Chicago in Section 10, Township 39 north, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

Lot 6 in O. Regan's Subdivision of the south 112 feet of Block 48 in Kinzie's Addition to Chicago, a Subdivision in the north fraction of Section 10, Township 39 north, Range 14, east of the Third Principal Meridian, in Cook County, Illinois.

Parcel 5:

The West 25 feet of the East 101 feet of the North 106 feet of Block 48 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 6:

The West 50 feet of the East 151 feet of that part lying North of the South 112 feet of Block 48 in Kinzie's Addition to Chicago, in Section 10, Township 39 North, Range 14, east of the Third Principal Meridian, in Cook County, Illinois.

Parcel 7:

The East 25 feet of the West 150 feet of that part North of the South 112 feet of Block 48 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 8:

Lot 5 in O. Regan's Subdivision of the South 112 feet of Block 48 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 9:

Lot 7, in O. Regan's Subdivision of the South 112 feet of Block 48 in Kinzie's Addition to Chicago of part of the fractional Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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Parcel 10:

The West 25 feet of the East 76 feet of the North 106 feet of Block 48 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 11:

All that part of the Public Alley lying north of and adjoining Lots 1 through 7, inclusive, (except the West 20 feet thereof) in RT. Rev. Anthony O.Regan's (Bishop of Chicago) Subdivision of the South 112 feet of Block 48 in Kinzie's Addition to Chicago, a Subdivision in the North fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Except from all the above, taken as a Tract; the West 20 feet of Lot 7, as measured at right angles to the West line thereof, in RT. Reverend Anthony O.Regan's (Bishop of Chicago) Subdivision of the South 112 feet of Block 48 in Kinzie's Addition to Chicago, a Subdivision in the North fraction of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois,

Which Survey is attached as Exhibit "F" to the Declaration of Condominium recorded December 3, 2002, Document Number 0021328830, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel B:

Easement for the benefit of Parcel A as created by Declaration of Easements, Restrictions and Covenants made as of the 3rd day of December, 2002 by Fordham 25 E. Superior L.L.C. Document Number 0021328829 for Ingress and Egress, structural support, maintenance, encroachments and use of common walls, ceilings and floors over and across the commercial property and the garage property as more fully described therein and according to the terms set forth therein.

Parcel C:

The Exclusive Right to the use of parking space limited common element number P-29 and P-943 a Limited Common Element, as delineated on the Survey attached to the Declaration aforesaid.

Parcel D:

The Exclusive Right to the use of storage space limited common element number S-518, a Limited Common Element, as delineated on the Survey attached to the Declaration aforesaid.

Grantor also hereby grants to Grantees and Grantees' successors and assigns, as rights and easements appurtenant to the subject Unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in said declaration, the same as though the provisions of said declaration were recited and stipulated at length herein.