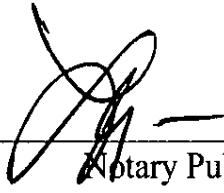
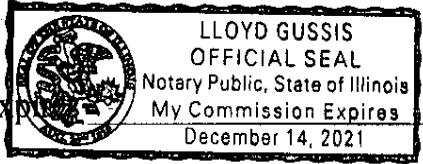


UNOFFICIAL COPY

GIVEN under my hand and notarial seal this 7th day of May, 2021.



Notary Public



My commission expires _____

MAIL TO:

Thea M. BOURIANNE
4304 N Western Ave #1W
Chicago, IL 60618

SEND TAX BILL TO:

Thea M. BOURIANNE
4304 N Western Ave #1W
Chicago, IL 60618

LEGAL DESCRIPTION

(see attached)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Order No.: 21CSA809201NA

For APN/Parcel ID(s): 13-13-404-053-0000

PARCEL 1: UNIT 1W IN THE 4304 NORTH WESTERN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 7, 8 AND 9 (EXCEPT FROM SAID LOTS THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 13 TAKEN FOR WIDENING NORTH WESTERN AVENUE AND CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED MARCH 18, 1927 AS DOCUMENT NUMBER 9584709) IN BLOCK 2 IN LUTZ PARK ADDITION TO RAVENSWOOD, BEING A SUBDIVISION OF LOTS 1, 2 AND 3 IN SUPERIOR COURT PARTITION OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 25, 2021, AS DOCUMENT 2108457060, AS MAY BE AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4, STORAGE SPACE S-8, AND ROOF DECK FOR UNIT 1W, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY AND DEFINED IN THE DECLARATION OF CONDOMINIUM, AFORESAID.

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

SEE ATTACHED

~~PROPOSED UNIT NUMBER 1W IN THE 4304 NORTH WESTERN CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:~~

~~LOTS 7, 8 AND 9 (EXCEPT FROM SAID LOTS THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 13 TAKEN FOR WIDENING NORTH WESTERN AVENUE AND CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED MARCH 18, 1927 AS DOCUMENT NUMBER 9584709) IN BLOCK 2 IN LUTZ PARK ADDITION TO RAVENSWOOD, BEING A SUBDIVISION OF LOTS 1, 2 AND 3 IN SUPERIOR COURT PARTITION OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

~~WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 2108457060, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT.~~

PARCEL 2:

~~THE EXCLUSIVE RIGHT TO THE USE OF P-4, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 2108457060.~~

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.

This 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.

The tenant of the Unit, if any, either waived or failed to exercise the right of first refusal to purchase the Unit or had no right of first refusal to purchase the Unit.