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Doc# 2120333049 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/22/2021 11:24 AM PG: 1 OF 7

THE GUNDERSON LAW FIRM

WARRANTY DEED ILLINOIS STATUTORY

756662 1/2

Citywide Title Corporation 111 W. Washington Street Suite 1280 Chicago IL 60602

THE GRANTORS, Denise L. Rodgers, an Unmarried Person, & Peter M. Rizzuto, II, an Unmarried Person, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to Jillian Singleton, A Single Person, all interest in the following described Real Estate situated in the City of Chicago in the State of Illinois, to wit:

\* Rebecca

See Attached Legal Description as "Exhibit A"

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

SUBJECT TO:

Covenants, conditions, restrictions and easements of record; general real estate taxes for the year 2020 2nd Installment & 2021, and subsequent years.

Permanent Real Estate Index Number(s): 20-06-100-123-1086 & 20-06-100-123-1212

Address of Real Estate: 2323 W Pershing Rd Unit 320 & PS-49 Chicago, IL 60609

Dated this May 25th, 2021

Denise L. Rodgers (Signature)

Peter M. Rizzuto, II (Signature)

Handwritten notations: S Y, P 7, S Y-1, SC, INT R4

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Denise L. Rodgers & Peter M. Rizzuto, II, personally known to me to be the same persons whose names Denise L. Rodgers & Peter M. Rizzuto, II, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 May 25th, 2021.



*Anna Weatherwax* (Notary Public)

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**Prepared By:** The Gunderson Law Firm  
2155 W. Roscoe St.  
Chicago, Illinois 60618

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**Mail To:**

*Jillian Singleton*  
*2323 W. Pershing Rd. Unit 320*  
*Chicago, IL 60609*

**Name & Address of Taxpayer:**

Jillian Singleton  
2323 W Pershing Rd Unit 320  
Chicago, IL 60609

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## EXHIBIT "A"

**UNIT 320 AND PARKING SPACE PS-49 IN MCKINLEY PARK LOFTS CONDOMINIUM, AS DELINEATED 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 1/4 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 1/4; WHICH POINT IS 225 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4; 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 1/4 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 1/4 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 1/4; 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 1/4 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 1/4) 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 1/4; 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 1/4 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 1/4, 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 1/4 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 1/4 WHICH POINT IS 2096.39 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4; 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 1/4 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 1/4; THENCE SOUTHEASTERLY 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 1/4, SAID POINT OF INTERSECTION BEING 437.65 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: THAI PART OF THE NORTHWEST 1/4 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 1/4, AT A POINT WHICH IS 225.0 FEET EAST FROM THE WEST LINE OF SAID NORTHWEST 1/4 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 EAST FROM THE WEST LINE OF SAID NORTHWEST 1/4) 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 1/4 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**

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PARALLEL WITH THE WEST LINE OF SAID SECTION 9) 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.

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## REAL ESTATE TRANSFER TAX

22-Jun-2021



**CHICAGO:**

1,425.00

**CTA:**

570.00

**TOTAL:**

1,995.00 \*

20-06-100-123-1086

| 20210601677046

| 0-128-079-120

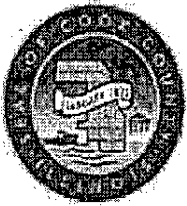
\* Total does not include any applicable penalty or interest due.

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## REAL ESTATE TRANSFER TAX

22-Jun-2021



<b>COUNTY:</b>	95.00
<b>ILLINOIS:</b>	190.00
<b>TOTAL:</b>	285.00

20-06-100-123-1086

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1-677-153-552