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Doc# 2121842036 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/06/2021 12:01 PM PG: 1 OF 4

WARRANTY DEED  
ILLINOIS STATUTORY

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

THE GRANTORS Blake D. Alberts and Shannon Alberts, husband and wife, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Matthew Bloom, \*D. Unmarried, and Mary Schaefer, Unmarried, as Joint tenancy, of 451 Haron, Chicago, IL 60654, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-04-220-098-1010 and 17-04-220-098-1156 (Parking Space 67)

Property Address: 230 W. Division St., Unit 602, Chicago, IL 60619

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing,

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

REAL ESTATE TRANSFER TAX		16-Jun-2021
	COUNTY:	202.00
	ILLINOIS:	404.00
	TOTAL:	606.00
17-04-220-098-1010   20210501643063   0-621-896-976		

REAL ESTATE TRANSFER TAX		16-Jun-2021
	CHICAGO:	3,030.00
	CTA:	1,212.00
	TOTAL:	4,242.00
17-04-220-098-1010   20210501643063   1-565-910-288		
* Total does not include any applicable penalty or interest due.		

21CST153337VH Rys 2003

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Dated this 1 day of June, 2021.

X *Blake D. Alberts* (Seal) X *Shannon Alberts* (Seal)  
 Blake D. Alberts Shannon Alberts

STATE OF ILLINOIS )  
 ) SS,  
 COUNTY OF LAKE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Blake D. Alberts and Shannon Alberts 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 in the 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 notarial seal, this 1<sup>ST</sup> day of JUNE, 2021.

*Denise Stauber Baikie*  
 Notary Public



THIS INSTRUMENT PREPARED BY  
 Law Office of Judy L. DeAngelis  
 767 Walton Lane  
 Grayslake, IL 60030

MAIL TO:

Law Office of Neal Feld  
 500 N. Michigan Ave., Suite 600  
 Chicago, IL 60611

SEND SUBSEQUENT TAX BILLS TO:

Matthew Bloom  
 230 W. Division St., Unit 602  
 Chicago, IL 60610

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## EXHIBIT "A"

### PARCEL 1:

UNITS 602 AND GU-67 IN THE VENETIAN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE;

THE SOUTH 84.2 FEET OF LOT 199 IN BRONSON'S ADDITION TO CHICAGO, BEING THE SOUTH 84.2 FEET OF LOTS 5 AND 9 IN ASSESSOR'S DIVISION OF LOTS 196, 199 AND 200 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND THE WEST 66 FEET OF LOTS 194 AND 195 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND THE EAST 1/2 OF THE SOUTH 132 FEET OF LOT 196 IN BRONSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND THE WEST 1/2 OF THE SOUTH 200 FEET OF LOT 196 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE VENETIAN, LLC AND RECORDED AS DOCUMENT NO. 0411731091; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-18, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 0411731091.

### PARCEL 3:

A PERPETUAL ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ACCESS EASEMENT GRANT DATED MAY 15, 2001 AND RECORDED MAY 17, 2001 AS DOCUMENT 0010417691 AND RE-RECORDED MARCH 10, 2003 AS DOCUMENT 003032404 BY AND BETWEEN WELLS STREET, LLC (NEAPOLITAN) AND 230 W. DIVISION, LLC (VENETIAN) FOR THE PURPOSES OF INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND BEING APPROXIMATELY 16 FEET WIDE BEGINNING AT DIVISION STREET TO THE SOUTH AND FOLLOWING THE PRIVATE DRIVEWAY FROM SOUTH TO NORTH CONTINUING APPROXIMATELY 165 FEET EAST AND WEST TO AN ACCESS POINT, SAID EASEMENT IS LOCATED ON THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOT 193 AND THAT PART OF THE EAST 1/2 OF THE SOUTH 200 FEET OF LOT 196 LYING NORTH OF THE SOUTH 132.00 FEET THEREOF AND THE EAST 43 FEET OF THE WEST HALF OF LOTS 194 AND 195 (TAKEN AS A TRACT) IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMENCING AT THE SOUTHWEST CORNER OF THE EAST 43 FEET OF THE WEST 1/2 OF SAID LOT 195; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 2.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 18.50 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOTS 194 AND 195 A DISTANCE OF 8.0 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF LOT 195, A DISTANCE OF 1.70 FEET THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOT 194 AND 195 A DISTANCE OF 48.0 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 195 A DISTANCE OF 16.2 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOTS 194 AND 195, A DISTANCE OF 24.75 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 21.12 FEET;

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THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOTS 194 AND 195, A DISTANCE OF 71.35 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 16.0 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOTS 194 AND 195, A DISTANCE OF 91.87 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 163.32 FEET TO A POINT IN THE MOST WEST LINE OF SAID TRACT; THENCE SOUTH THE MOST WEST LINE OF SAID TRACT, A DISTANCE OF 20.52 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 126.20 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOTS 194 AND 195, A DISTANCE OF 154.47 FEET TO THE POINT OF BEGINNING, SAID DESCRIBED PROPERTY LYING ABOVE A HORIZONTAL PLANE OF +14.25 CITY OF CHICAGO DATUM AND LYING BELOW A HORIZONTAL PLANE OF +33.82 CITY OF CHICAGO DATUM, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

A PERPETUAL ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ACCESS EASEMENT GRANT DATED MAY 15, 2001 AS DOCUMENT 0010417692 BY AND BETWEEN WELLS STREET LLC (NEAPOLITAN) AND 230 WEST DIVISION, LLC (VENETIAN) FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND LEGALLY DESCRIBED AS FOLLOWS: THE SOUTH 1.20 FEET OF THE EAST 1/2 OF LOT 196, LYING NORTH OF THE SOUTH 132.00 FEET THEREOF IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Proposed Cook County Clerk's Office