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THIS DOCUMENT WAS  
PREPARED BY:

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Chicago, Illinois 60602



\*2122140016D\*

Doc# 2122140016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/09/2021 09:34 AM PG: 1 OF 6

## Chicago Title

### WARRANTY DEED

THIS INDENTURE is made as of this 19<sup>th</sup> day of May, 2021 by and between **Carolyn Marie Archer n/k/a Carolyn Driscoll, a married woman, married to James Driscoll** of the City of Chicago, State of Illinois ("Grantor"), and **Steven Mower** of the City of Chicago, State of Illinois ("Grantee").

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEYS AND WARRANTS unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See **Exhibit A** attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

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

Permanent Real Estate Tax Number: 14-29-400-074-1005

Address of Real Estate: 2757 North Lincoln Avenue, Unit 202, Chicago, IL 60614

SIGNATURE PAGE FOLLOWS

S Y  
P 6  
S Y-1  
SC \_\_\_\_\_  
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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 19th day of May, 2021.


*Car on Dr*

Carolyn Marie Archer n/k/a Carolyn Driscoll

*J M Dr*

James Driscoll, solely for the purpose of releasing homestead rights

REAL ESTATE TRANSFER TAX		18-Jun-2021	
	COUNTY:		272.50
	ILLINOIS:		545.00
TOTAL:			817.50
14-29-400-074-1005   20210501639683   1-307-863-696			

REAL ESTATE TRANSFER TAX		18-Jun-2021	
	CHICAGO:		4,087.50
	CTA:		1,635.00
TOTAL:			5,722.50 *
14-29-400-074-1005   20210501639683   0-324-121-872			

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

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State of ILLINOIS )  
 ) ss  
County of COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carolyn Marie Archer n/k/a Carolyn Driscoll and James Driscoll, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered this said instrument as 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 19th day of May, 2021.

Doris Kay Brubaker  
Notary Public

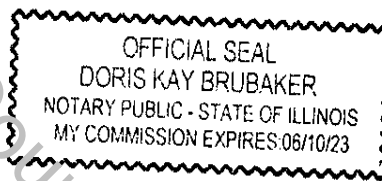
Commission expires:

**Send Subsequent Tax Bills To:**

Steven R Mower  
2757 N. Lincoln Ave Unit 202  
Chicago, IL, 60614

**After Recording Return To:**

Steven R Mower  
2757 N Lincoln Ave Unit 202  
Chicago, IL, 60614



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## EXHIBIT A

### Legal Description

#### PARCEL A:

UNIT 202 IN THE 2757-67 N. LINCOLN CONDOMINIUM, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-13 AND STORAGE SPACE S-202, LIMITED COMMON ELEMENTS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

#### PARCEL 1:

THE NORTHWESTERLY 25 FEET OF LOT 17 IN BROOMELL'S SUBDIVISION OF THE WEST 1/2 OF BLOCKS 10 AND 13 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOTS 13 AND 16 IN BROOMELL'S SUBDIVISION OF THE WEST 1/2 OF BLOCKS 10 AND 13 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 13 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHEAST CORNER OF SAID LOT 13; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 27.078 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 15 SECONDS WEST, A DISTANCE OF 67.48 FEET; THENCE SOUTH 44 DEGREES 57 MINUTES 21 SECONDS EAST, A DISTANCE OF 13.37 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 17.91 FEET TO A POINT ON THE EAST LINE OF SAID LOT 13; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 76.94 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 15, 2007 AS DOCUMENT NUMBER 0707415045, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL B:

EASEMENT IN FAVOR OF PARCEL A FOR PRIVATE WALKWAY AS CREATED IN DEED TO IMPRESSIONIST HOMES ON LINCOLN, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY RECORDED AS DOCUMENT NUMBER 0329739015, OVER THE WEST 2.85 FEET OF THE FOLLOWING DESCRIBED PART OF LOT 13 AFORESAID: BEGINNING AT THE MOST NORTHEAST CORNER OF SAID LOT 13; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 27.078 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 15 SECONDS WEST, A DISTANCE OF 67.48 FEET; THENCE SOUTH 44 DEGREES 57 MINUTES 21 SECONDS EAST, A DISTANCE OF 13.37 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE 17.91 FEET TO A POINT ON THE EAST LINE OF SAID LOT 13; THENCE NORTH 00

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DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 13, A  
DISTANCE OF 76.94 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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**EXHIBIT A**  
**CONTRACT DATED [DATE]**

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