



2122842017D

Doc# 2122842017 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/16/2021 09:47 AM PG: 1 OF 5

WARRANTY DEED

THE GRANTOR,

SAMANTHA YEAGER,
an unmarried person,

of the Village of Downers Grove, County of DuPage, State of Illinois, for and in consideration of - Ten (\$10.00) - DOLLARS, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to:

MARK AFFOLTER, 1121 Forest Avenue, Wilmette, IL 60091,

all right, title and 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 and by this reference made a part hereof.

SUBJECT TO: Covenants, conditions, and restrictions of record provided they do not materially interfere with the current use and enjoyment of the premises as a residential condominium and parking spaces; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed due and payable after Closing; homeowners or condominium association declaration and bylaws; if any; and general real estate taxes for 2020 and subsequent years.

Permanent Index Number (PIN): 17-09-122-012-1022; 17-09-122-012-1100 and 17-09-122-012-1101

Address(es) of Real Estate: 676 N. Kingsbury Street, Unit 305, P-61 and P-62, Chicago, IL 60654

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 07th day of July, 2021

Syeager (SEAL)
SAMANTHA YEAGER

219NW536175WC CTT 1of1

THIS INSTRUMENT WAS PREPARED BY:

Angela J. Kopp
Thomas T. Boundas & Associates
6428 Joliet Road, Suite 204
Countryside, IL 60525

S 4
P 5
S 4
SC 4
INT JP

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STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss.

I Stella Parhas, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **SAMANTHA YEAGER**, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 07th day of July, 2021.



Stella Parhas
Notary Public

Commission Expires Dec. 20, 2022

REAL ESTATE TRANSFER TAX		23-Jul-2021
	COUNTY:	812.50
	ILLINOIS:	1,625.00
	TOTAL:	2,437.50
17-09-122-012-1022 20210701694993 1-652-912-912		

REAL ESTATE TRANSFER TAX		23-Jul-2021
	CHICAGO:	12,187.50
	CTA:	4,875.00
	TOTAL:	17,062.50
17-09-122-012-1022 20210701694993 1-590-078-224		
* Total does not include any applicable penalty or interest due.		

SEND SUBSEQUENT TAX BILLS TO:

Mark Affolter
(Name)

Mark Affolter
(Name)

MAIL TO: 676 N. Kingsbury Street
305 (Address)
Chicago, IL 60654
(City, State and Zip)

676 N. Kingsbury St. # 305
(Address)
Chicago, IL 60654
(City, State and Zip)

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LEGAL DESCRIPTION

Order No.: 21GNW536175WC

For APN/Parcel ID(s): 17-09-122-012-1022, 17-09-122-012-1100 and 17-09-122-012-1101

PARCEL 1:

UNIT NO. 305 AND PARKING UNITS P-61 AND P-62 IN THE RONSLEY CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE, AND ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1720529063, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS:

LOTS 1, 2, 3, 4, 5, AND 6 (EXCEPT THAT PART OF SAID LOT 6 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6, THENCE RUNNING NORTH ON THE WEST LINE OF SAID LOT 6, 36 FEET; THENCE SOUTH EASTERLY IN A STRAIGHT LINE TO THE SOUTHEAST CORNER OF SAID LOT; THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT TO THE POINT OF BEGINNING) AND THE NORTH 1/2 OF VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 1 THROUGH 5, ALL IN BLOCK 12 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO THE MAP OF SAID ADDITION RECORDED JUNE 16, 1856 AS IN BOOK 98 OF MAPS PAGE 89 AS DOCUMENT NUMBER 72185 AND RECORDED JANUARY 10, 1866 IN BOOK 163 OF MAPS PAGES 86 AND 87 AS DOCUMENT NUMBER 107695 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF EACH OF LOTS 7 AND 8 IN BLOCK 12 IN HIGGINS LAW AND COMPANY'S ADDITION TO CHICAGO, IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 7 AFORESAID AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 60.44 FEET; THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 73.27 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8, WHICH POINT IS 41.38 FEET WEST OF SAID NORTHEAST CORNER OF LOT 7; THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 7 AND 8 A DISTANCE OF 41.38 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF EACH OF LOTS 24, 25 AND 26 IN BLOCK 12 IN HIGGINS LAW AND COMPANY'S ADDITION TO CHICAGO, IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 26 AFORESAID AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 26, A DISTANCE OF 82.74 FEET; THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 100.34 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 24, WHICH POINT IS 56.67 FEET WEST OF SAID NORTHEAST CORNER OF LOT 26; THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 24, 25 AND 26 A DISTANCE OF 56.67 FEET TO THE POINT OF BEGINNING, AND THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 24, 25, AND 26, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

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LEGAL DESCRIPTION

(continued)

LOTS 27 AND 28, AND THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOTS 27 AND 28, IN BLOCK 12 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM PARCEL "A": THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 14.40 FEET ABOVE CHICAGO CITY DATUM AND THAT OTHER CERTAIN HORIZONTAL PLANE LOCATED 27.85 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF THE ABOVE DESCRIBED PROPERTY TAKEN AS A TRACT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, BEING ALSO THE INTERSECTION OF THE NORTH LINE OF WEST ERIE STREET WITH THE WEST LINE OF NORTH KINGSBURY STREET; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT, BEING CONGRUENT WITH THE SAID WEST LINE OF KINGSBURY STREET A DISTANCE OF 35.10 FEET TO ITS INTERSECTION WITH CENTER LINE OF AN INTERIOR WALL OF A FOURTH STORY BUILDING COMMONLY KNOWN AS 676 NORTH KINGSBURY STREET IN CHICAGO; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 59 MINUTES 48 SECONDS MEASURED CLOCKWISE, SOUTH TO WEST FROM THE LAST DESCRIBED COURSE A DISTANCE OF 27.58 FEET TO THE POINT ON AN EXTERIOR WALL OF SAID FOURTH STORY BUILDING; THENCE SOUTH ALONG A LINE MAKING ANGLE 90 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE EAST TO SOUTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 35.08 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT, BEING ALSO THE NORTH LINE OF WEST ERIE STREET, THENCE EAST ALONG THE SAID NORTH LINE OF WEST ERIE STREET, A DISTANCE OF 27.58 FEET TO A POINT OF BEGINNING.

ALSO

PARCEL "B": THAT PROPERTY AND SPACE CONTAINED WITHIN ABOVE A CERTAIN HORIZONTAL PLANE LOCATED 29.90 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF THE ABOVE DESCRIBED PROPERTY TAKEN AS A TRACT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, BEING ALSO THE INTERSECTION OF THE NORTH LINE OF WEST ERIE STREET WITH THE WEST LINE OF NORTH KINGSBURY STREET, THENCE NORTH ALONG THE EAST LINE OF SAID TRACT, BEING CONGRUENT WITH THE SAID WEST LINE OF KINGSBURY STREET A DISTANCE OF 34.64 FEET TO ITS INTERSECTION WITH CENTER LINE OF AN INTERIOR WALL OF A FOURTH AND SIXTH STORY BUILDING COMMONLY KNOWN AS 676 NORTH KINGSBURY STREET IN CHICAGO; THENCE WEST ALONG A SAID CENTER LINE MAKING AN ANGLE OF 89 DEGREES 59 MINUTES 48 SECONDS MEASURED CLOCKWISE, SOUTH TO WEST FROM THE LAST DESCRIBED COURSE A DISTANCE OF 40.11 FEET TO THE POINT, THENCE NORTH ALONG THE CENTER LINE OF AN INTERIOR WALL OF A FOURTH AND SIXTH STORY BUILDING MAKING AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE, EAST TO NORTH FROM LAST DESCRIBED COURSE EXTENDED WEST, A DISTANCE OF 1.31 TO A POINT OF INTERSECTION OF SAID CENTER LINE OF AN INTERIOR WALL WITH AN EXTERIOR WALL OF 4 STORY BUILDING EXTENDED EAST, THENCE WEST ALONG SAID EXTERIOR WALL AND ITS EASTERLY EXTENSION MAKING AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE, SOUTH TO WEST FROM LAST DESCRIBED COURSE, A DISTANCE OF 7.89 FEET; THENCE SOUTH ALONG THE LINE MAKING AN ANGLE OF 90 DEGREES 00 MINUTES 12 SECONDS MEASURED CLOCKWISE, EAST TO SOUTH FROM THE LAST DESCRIBED COURSE A

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LEGAL DESCRIPTION

(continued)

DISTANCE OF 35.91 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, BEING ALSO THE POINT ON THE NORTH LINE OF WEST ERIE STREET, THENCE EAST ALONG SAID NORTH LINE OF SAID WEST ERIE STREET TO A POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED TO AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1728529063, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office