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Doc#: 2127347220 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/30/2021 12:57 PM Pg: 1 of 4

Dec ID 20210901677907
ST/CO Stamp 1-236-713-616 ST Tax \$526.00 CO Tax \$263.00
City Stamp 1-550-139-536 City Tax: \$5,523.00

PT2176342 1/2

WARRANTY DEED

Grantors, Scott L. Behrens, a married man of 1513 N. Clybourn Avenue, Unit B, Chicago, County of Cook, Illinois, for and in consideration of Ten and ⁰⁰/₁₀₀ Dollars (\$10.00) and other good and valuable consideration received, hereby CONVEYS AND WARRANTS to Ankita Patel, Unmarried of Chicago, Ill, the Real Estate located at and commonly known as:

1513 N. Clybourn Avenue, Unit B, Chicago, Illinois 60610;

P.I.N.: 17-04-115-032-0000

Whose legal description is attached hereto and incorporated herein:

TO HAVE AND TO HOLD said Premises forever, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property.

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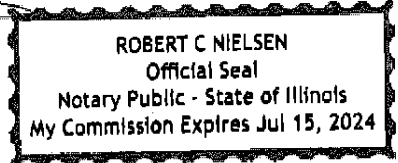
Scott L. Behrens
Scott L. Behrens

STATE OF ILLINOIS
) SS.
COUNTY OF COOK

I, Robert C. Nielsen, a notary public in and for said County, in the State of ILLINOIS, DO HEREBY CERTIFY that Scott L. Behrens, personally known to me to be the same persons whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 7/4 day of SEPT, 2021.

Robert C. Nielsen
NOTARY PUBLIC



Office of Cook County Clerk's Office

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Mail Deed:

Ankita Patel
1513 N. Clybourn Ave., Unit B
Chicago, IL 60610

Mail Tax Bill:

Ankita Patel
1513 N. Clybourn Ave., Unit B
Chicago, IL 60610

This instrument was prepared by:
Nimit Bammi, Esq
Bammi Law Group LLC
203 N. LaSalle Street, Suite 2100
Chicago, Illinois 60601

Property of Cook County Clerk's Office

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EXHIBIT "A" / LEGAL DESCRIPTION

Parcel 1:

Leasehold estate (said leasehold estate being defined in paragraph 1(H) of the conditions and stipulations of the policy) created by instrument (referred to herein as the sublease), a memorandum of which was recorded June 4, 1998 as document number 98470216, which demises the Land but not the improvements located thereon for a term of years beginning December 30, 1996 and ending November 20, 2093 being a sublease of part of that Leasehold Estate Created by Instrument Dated February 1, 1995 (Referred to herein as the ground lease) a memorandum of which was recorded April 27, 1995 as document number 95278768, which demises the Land and other Land for a term of years beginning April 7, 1995 and ending November 30, 2093.

Subparcel A:

A tract of Land of sundry Lots and vacated streets and alleys in the following Subdivisions and Resubdivision in Butterfield's Addition to Chicago, a Subdivision of Lot 149, Starr's Subdivision of Sublots 2 and 3 in Subdivision of Lot 149, Fleetwoods Subdivision of Lot 150, Anton's Resubdivision of Lots 4 and 5 in Fleetwoods Subdivision, Hull's Subdivision of Lot 152, Hull's Subdivision of Lots 155 and 156, H.G. Millers Subdivision of Lots 153 and 154, Subdivision of Sublots 6, 7 and 8 in Lot 149, Hinsche's Subdivision of Lots 146 and 148 and Sublot 1 of Lot 149, bounded and described as follows: Commencing at the point of intersection of the center line of Weed Street, 50 feet wide, as shown on the Plat of C. J. Hull's Subdivision of Lots 155 and 156, in said Butterfield's addition to Chicago, with the North Line of Clybourn Avenue, 66 feet wide, bearing North 45 degrees 00 minutes 00 seconds West and intersection with said Weed Street at a right angle, thence South 45 degrees 00 minutes 00 seconds East, along the North Line of Clybourn Avenue 365.80 feet; thence North 45 degrees 00 minutes 00 seconds East, 38.96 feet to the point of beginning; thence continuing North 45 degrees 00 minutes 00 seconds East, 16.67 feet; thence South 44 degrees 58 minutes 35 seconds East, 58.44 feet; thence South 45 degrees 01 minutes 04 seconds West 18.67 feet; thence North 44 degrees 58 minutes 35 seconds West 10.03 feet; thence North 45 degrees 00 minutes 43 seconds East 2.00 feet; thence North 44 degrees 58 minutes 35 seconds West, 48.40 feet to the point of beginning, all in the West Half of the Northwest Quarter of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Subparcel B:

Easement for Ingress and Egress in favor of Parcel 1 as created, defined and limited by Instrument (Declaration of easements, restrictions and covenants for Orchard Park) dated December 30, 1996 and recorded December 31, 1996 as document number 96983509 over, upon and across the common area (as defined and described therein).

Subparcel C:

Easement for Ingress and egress in favor of parcels a and 2 as created defined and limited by Instrument (easement agreement) recorded September 6, 1996 as document number 96683222 over, upon and across private street.

Parcel 2:

Improvements (but not the common area improvements) as created, defined and limited by Instrument (Declaration of easements, restrictions and covenants for Orchard Park) dated December 30, 1996 and recorded December 31, 1996 as document number 96983509 located on the Land.