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PT21-78025
1 of 2

Doc#: 2135133167 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/17/2021 10:51 AM Pg: 1 of 5

Dec ID 20211101656450
ST/CO Stamp 1-746-268-816 ST Tax \$647.00 CO Tax \$323.50
City Stamp 0-961-546-896 City Tax: \$6,793.50

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED AND MEMORANDUM OF LEASE

THIS SPECIAL WARRANTY DEED AND MEMORANDUM OF LEASE ("Deed") is given this 6th day of December, 2021, by VIKKI CLASSEN ("Grantor"), a single person, of 1547 North Clybourne Avenue, Unit A, Chicago, Illinois 60610, to CRAIG BOLLER & CATHERINE PETOSKEY, Husband and Wife, of 1701 North Sheffield Avenue, Unit 401, Chicago, Illinois 60610, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY** ("Grantee").

RECITALS

1. Grantor, as Tenant, and the Housing Authority of the City of Chicago, Illinois, as Landlord, (the "Ground Lessor") have previously entered into that certain Ground Lease Agreement dated as of February 10, 1995, a memorandum of which was recorded in the Office of the Cook County Recorder of Deeds on April 27, 1995 as Document Number 95278768 as amended by that Amendment to Ground Lease dated July 1, 1996 a memorandum of which was recorded in the Office of the Cook County Recorder of Deeds on September 6, 1996 as Document Number 96683221 as further amended by that Second Amendment to Ground Lease dated December 30, 1996 a memorandum of which was recorded in the Office of the Cook County Recorder of Deeds on December 31, 1996 as Document Number 96983508 (the "Master Lease") affecting certain real property of which the Real Estate (as hereinafter defined) is a part. The term of the Master Lease expires on November 30, 2093, which term may be extended under certain conditions for an additional consecutive ninety-nine (99) year period.
2. Grantor, as Landlord, and Grantee, as Tenant, have entered into that certain Residential Lot Lease dated of even date herewith (the "Lot Lease"). The Lot Lease leases to Grantee the real estate (except the improvements thereon), together with all rights, privileges, easements and appurtenances thereto, described in the legal description attached hereto as Exhibit A (the "Real Estate") for a term ending one day prior to the expiration of the then existing term of the Master Lease.
3. This Deed is a Memorandum of the Lot Lease. This Deed is not a complete summary of the Lot Lease. The provisions in this Deed shall not be used in interpreting the provisions of the Lot Lease.
4. The Real Estate is improved with a townhome and [garage] and ancillary facilities including driveways, curbs, site lighting, fences, sidewalks and landscaping (the

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"Improvements").

5. In connection with the lease of the Real Estate to Grantee pursuant to the Lot Lease, Grantor desires to convey and Grantee desires to accept title to the Improvements located on the Real Estate.

Now, therefore, in consideration of the foregoing Recitals (which are incorporated herein by this reference) and the sum of TEN AND 00/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee (the receipt of which Grantor acknowledges), Grantor does hereby CONVEY to Grantee the Improvements located on the Real Estate.

Grantor covenants, promises and agrees, to and with Grantee, its heirs and assigns, that it has not done or permitted anything to be done to the Real Estate which would in any way encumber the Improvements except as stated in this Deed. Grantor also covenants, promises, and agrees that it WILL WARRANT AND DEFEND the Real Estate against all persons making any lawful claim by, through or under Grantor, subject to the following permitted exceptions:

- (1) current non-delinquent real estate taxes and taxes for subsequent years;
- (2) special taxes or assessments for improvements not yet completed and other assessments or installments which are not due and payable at the time of Closing;
- (3) plat of subdivision affecting the Improvements;
- (4) public, private and utility easements;
- (5) covenants, conditions and restrictions of record;
- (6) applicable zoning and building laws, ordinances and restrictions, as amended from time to time;
- (7) rights of public or quasi public utilities for maintenance facilities together with right of the public, the State of Illinois and the municipality in and to that part of the land lying within Weed Street;
- (8) Declaration of Easements, Restrictions and Covenants for OrchardPark;
- (9) party walls;
- (10) alleys, roads and highways (if any);
- (11) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which Grantee shall remove at that time by using the loan proceeds to be paid upon delivery of this Deed;

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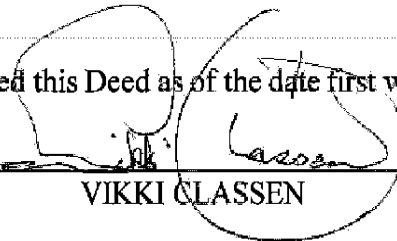
- (12) matters over which the title insurer is willing to insure;
- (13) acts done or suffered by Grantee;
- (14) Grantee's mortgage;
- (15) terms, conditions and restrictions of the Master Lease; and
- (16) Declaration of Trust in favor of U.S. Department of Housing and Urban Development affecting the fee ownership of the Ground Lessor.

******* SIGNATURE ON FOLLOWING PAGE*******

Property of Cook County Clerk's Office

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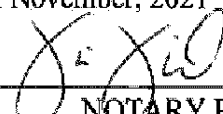
Grantor has executed this Deed as of the date first written above.


 _____ (SEAL)
 VIKKI CLASSEN

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 VIKKI CLASSEN, a single person, 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, including the release and waiver of the right of homestead.

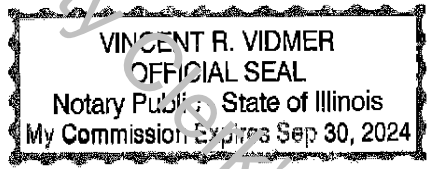
Given under my hand and official seal, this 30 day of November, 2021



 NOTARY PUBLIC

My Commission Expires: September 30, 2024

This instrument was prepared by:
 Vincent R. Vidmer, Esq.
 The Law Office of Vincent R. Vidmer
 218 North Jefferson Street, Suite 101
 Chicago, Illinois 60661
 Phone: (312) 878-7640



MAIL TO:

1547 N Clybourn Ave Unit A
Chicago, IL 60610
Craig Boller Catherine Petoskey

SEND SUBSEQUENT TAX BILLS TO:

→ Same

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LEGAL DESCRIPTION

1547-A N. CLYBOURN PROPOSED LOT 1, BLOCK 1, ORCHARD PARK SUBDIVISION (TOWNHOME)

A TRACT OF LAND IN BUTTERFIELDS ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF WEED STREET, 50 FOOT WIDE, AS SHOWN ON THE PLAT OF C.J. HULL'S SUBDIVISION OF LOTS 152, 155, 156, AND PARTS OF LOTS 153 AND 154, IN SAID BUTTERFIELDS ADDITION TO CHICAGO, WITH THE NORTH LINE OF CLYBOURN AVENUE BEARING NORTH 45 DEGREES, 00 MINUTES, 00 SECONDS WEST AND INTERSECTING WITH SAID WEED STREET AT A RIGHT ANGLE, SAID WEED STREET TO BE VACATED; THENCE SOUTH 45 DEGREES, 00 MINUTES, 00 SECONDS EAST, ALONG THE NORTH LINE OF CLYBOURN AVENUE, 16.0 FEET; THENCE NORTH 45 DEGREES, 00 MINUTES, 00 SECONDS EAST, 18.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 45 DEGREES, 00 MINUTES, 00 SECONDS EAST, 20.64 FEET; THENCE SOUTH 45 DEGREES, 06 MINUTES, 59 SECONDS EAST, 48.88 FEET; THENCE SOUTH 44 DEGREES, 54 MINUTES, 55 SECONDS WEST, 1.12 FEET; THENCE SOUTH 45 DEGREES, 05 MINUTES, 05 SECONDS EAST, 6.38 FEET; THENCE SOUTH 44 DEGREES, 54 MINUTES, 55 SECONDS WEST, 5.00 FEET; THENCE NORTH 45 DEGREES, 05 MINUTES, 05 SECONDS WEST, 6.38 FEET; THENCE SOUTH 44 DEGREES, 54 MINUTES, 55 SECONDS WEST, 14.52 FEET; THENCE NORTH 45 DEGREES, 06 MINUTES, 59 SECONDS WEST, 11.28 FEET; THENCE SOUTH 44 DEGREES, 53 MINUTES, 01 SECONDS WEST, 3.40 FEET; THENCE NORTH 45 DEGREES, 09 MINUTES, 50 SECONDS WEST, 12.06 FEET; THENCE NORTH 44 DEGREES, 53 MINUTES, 01 SECONDS EAST, 3.41 FEET; THENCE NORTH 45 DEGREES, 06 MINUTES, 59 SECONDS WEST, 25.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO:

PROPOSED LOT 6, BLOCK 1, ORCHARD PARK SUBDIVISION (GARAGE)

A TRACT OF LAND IN BUTTERFIELDS ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF WEED STREET, 50 FOOT WIDE, AS SHOWN ON THE PLAT OF C.J. HULL'S SUBDIVISION OF LOTS 152, 155, 156, AND PARTS OF LOTS 153 AND 154, IN SAID BUTTERFIELDS ADDITION TO CHICAGO, WITH THE NORTH LINE OF CLYBOURN AVENUE BEARING NORTH 45 DEGREES, 00 MINUTES, 00 SECONDS WEST AND INTERSECTING WITH SAID WEED STREET AT A RIGHT ANGLE, SAID WEED STREET TO BE VACATED; THENCE NORTH 45 DEGREES 00 MINUTES, 00 SECONDS EAST, ALONG THE CENTER LINE OF SAID WEED STREET, 159.89 FEET; THENCE SOUTH 45 DEGREES, 00 MINUTES, 00 SECONDS EAST, 73.41 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44 DEGREES, 52 MINUTES, 28 SECONDS EAST, ALONG THE FACE OF A GARAGE, 10.33 FEET; THENCE SOUTH 45 DEGREES, 08 MINUTES, 31 SECONDS EAST, 20.26 FEET TO THE FACE OF SAID GARAGE; THENCE SOUTH 44 DEGREES, 46 MINUTES, 59 SECONDS WEST, ALONG SAID FACE 10.36 FEET; THENCE NORTH 45 DEGREES, 03 MINUTES, 27 SECONDS WEST, 20.28 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 17-04-101-05⁵-0000 and 17-04-101-060-0000

Address of Real Estate: 1547 North Clybourne Avenue, Unit A, Chicago, Illinois 60610