

# UNOFFICIAL COPY

41064711G (1/2)

WARRANTY DEED  
ILLINOIS STATUTORY

Doc#. 2201204200 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/12/2022 08:41 AM Pg: 1 of 3

Dec ID 20210801653934  
ST/CO Stamp 1-639-064-208 ST Tax \$675.00 CO Tax \$337.50  
City Stamp 0-160-703-120 City Tax: \$7,087.50

Property of Cook County Clerk's Office  
GIT

THE GRANTOR, KEVIN SHELHAMER and KEBRA SHELHAMER, a(n) Married Couple, of the City of Chicago, State of Illinois for and in consideration of Ten Dollars (\$10.00) in hand paid and other valuable consideration, CONVEYS and WARRANTS to BRADFORD MAYER, a(n) **SINGLE PERSON** situated in the City of Chicago in the State of Illinois, to wit: \* SCOTT

See Attached Legal Description in Exhibit A


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

SUBJECT TO: Covenants, conditions, restrictions and easements of record; general real estate taxes for the year 2020 2nd installment and subsequent years.


Permanent Real Estate Index Number(s): 17-05-413-096-0000 & 17-05-413-097-0000

Address of Real Estate: 857 North May Street, Unit D, Chicago, IL 60642

Dated this 4 day of August, 2021

  
\_\_\_\_\_  
KEVIN SHELHAMER

Dated this 4 day of August, 2021

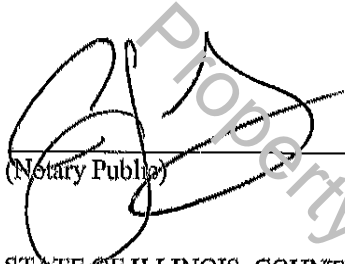
  
\_\_\_\_\_  
KEBRA SHELHAMER

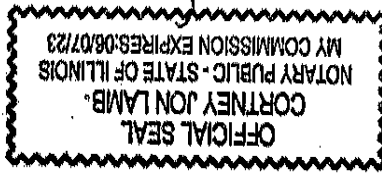
# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT KEVIN SHELHAMER, personally known to me to be the same entity whose name KEVIN SHELHAMER, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 4th day of August, 2021.

  
(Notary Public)

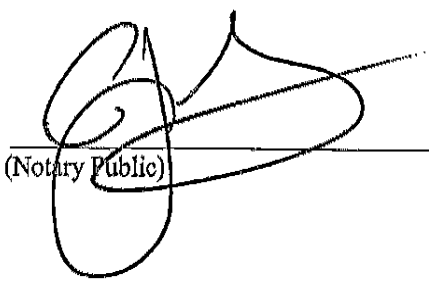


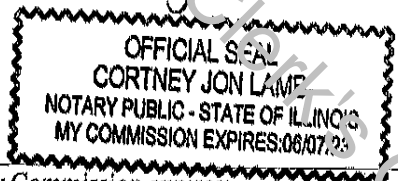
My Commission expires: \_\_\_\_\_

STATE OF ILLINOIS, COUNTY OF COOK, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT KEBRA SHELHAMER, personally known to me to be the same entity whose name KEBRA SHELHAMER, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 4th day of August, 2021.

  
(Notary Public)



My Commission expires: \_\_\_\_\_

Prepared By:  
The Gunderson Law Firm, LLC  
2155 W. Roscoe St.  
Ste. 1-South  
Chicago, IL 60618

After Recording, mail to:  
KIM FREELAND  
806 N. PEORIA  
CHICAGO IL  
60642

Grantee's address.  
Name & Address of Taxpayer:  
Bradford Mayer  
857 N. May  
CHICAGO IL  
60642

# UNOFFICIAL COPY

## EXHIBIT A



### LEGAL DESCRIPTION OF THE PROPERTY COMMONLY KNOWN AS:


Common Address: 857 North May Street, Unit D, Chicago, IL 60642

#### Legal Description:

PARCEL 1: THAT PART OF A TRACT HEREINAFTER REFERRED TO AS THE PARCEL: SAID TRACT DESCRIBED AS THAT PART OF BLOCKS 3, 5 AND 6 IN ELSTON'S ADDITION TO CHICAGO, LYING SOUTHWESTERLY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDING PARTS OF VACATED WEST CHESTNUT STREET, VACATED CORNELL STREET (FORMERLY GEORGE STREET) AND VACATED NORTH CARPENTER STREET, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 6; THENCE NORTH 0 DEGREES WEST 394.44 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF SAID RAILWAY; THENCE CONTINUING ON SAID RIGHT OF WAY, SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5226.75 FEET, AN ARC LENGTH OF 105.02 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 71 DEGREES 44 MINUTES 18 SECONDS EAST, NOT TANGENT TO THE LAST DESCRIBED CURVE, 356.81 FEET TO THE EAST LINE OF NORTH CARPENTER STREET; THENCE SOUTH 00 DEGREES 32 MINUTES 59 SECONDS EAST ALONG SAID EAST LINE 58.49 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 18 SECONDS EAST, 61.34 FEET TO THE NORTHWESTERLY LINE OF NORTH OGDEN AVENUE; THENCE SOUTH 39 DEGREES 15 MINUTES 07 SECONDS WEST ALONG SAID NORTHWESTERLY LINE, 247.8 FEET TO THE NORTH LINE OF WEST FRY STREET; THENCE SOUTH 89 DEGREES 30 MINUTES 52 SECONDS WEST ALONG SAID NORTH LINE 344.77 FEET TO THE POINT OF BEGINNING OF SAID TRACT; SAID PARCEL BEING DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, 175.56 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 44 SECONDS EAST, 100.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 57 MINUTES 44 SECONDS EAST 17.96 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 16 SECONDS WEST 77.32 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 44 SECONDS WEST 17.96 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 16 SECONDS EAST, 77.32 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS, APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ST. JOHN'S PARK TOWNHOME HOMEOWNER'S ASSOCIATION, DATED AUGUST 23, 2000 AND RECORDED AUGUST 28, 2000 AS DOCUMENT NUMBER 00666992, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		29-Nov-2021	
	COUNTY:	337.50	
	ILLINOIS:	675.00	
	TOTAL:	1,012.50	
17-05-413-098-0000	20210801653934	1-639-064-208	

REAL ESTATE TRANSFER TAX		29-Nov-2021	
	CHICAGO:	5,062.50	
	CTA:	2,025.00	
	TOTAL:	7,087.50 *	
17-05-413-098-0000	20210801653934	0-160-703-120	
* Total does not include any applicable penalty or interest due.			