

FIRST AMERICAN TITLE

FILE # AF1021078

10K1

Doc#. 2206107081 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/02/2022 06:43 AM Pg: 1 of 3

Dec ID 20220201636550

ST/CO Stamp 0-224-724-368 ST Tax \$525.00 CO Tax \$262.50

City Stamp 0-169-510-288 City Tax: \$5,512.50

After recording return to:

JEFFREY H. KESSLER  
PAUL J. MENNEN  
1429 N WELLS ST #705  
CHICAGO, IL 60610

Mail tax bills to: /Grantee's Address

JEFFREY H. KESSLER  
PAUL J. MENNEN  
1429 N WELLS ST #705  
CHICAGO, IL 60610

WARRANTY DEED

THE GRANTOR, KATHLEEN A. SCHUELLER, a married individual, of Riverside, Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JEFFREY H. KESSLER & PAUL J. MENNEN, as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

SEE EXHIBIT A MARKED AS LEGAL DESCRIPTION

Subject to: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.

TO HAVE AND TO HOLD said premises forever.

Permanent Index Numbers:

17-04-205-068-1030

17-04-205-068-1047

JRS

Address of Real Estate:

1429 N. Wells, Unit 705, Chicago, Illinois 60610

# UNOFFICIAL COPY

Dated this 28<sup>th</sup> day of February, 2022.

Kathleen A. Schueller

Kathleen A. Schueller

STATE OF ILLINOIS    )  
                                  )ss  
COUNTY OF COOK    )

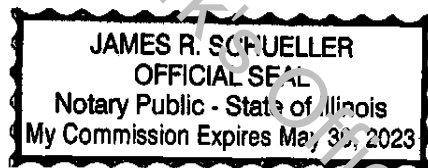
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Kathleen A. Schueller, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and 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 28<sup>th</sup> day of February, 2022.

James R. Schueller  
Notary Public

This instrument was prepared by:

James R. Schueller, Esq.  
1220 Princeton Place  
Wilmette, Illinois 60091



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NUMBER 705 AND PARKING SPACE UNIT G-16 IN THE 1429 NORTH WELLS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 2 (EXCEPT THE EAST 172 FEET THEREOF), LOT 3 AND LOT 5 (EXCEPT THE SOUTH 25 FEET OF THE WEST 100 FEET THEREOF) IN THE COUNTY CLERK'S RESUBDIVISION OF LOT 117, IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE SOUTH 25 FEET OF THE WEST 100 FEET OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

THE NORTH HALF OF LOT 13 (EXCEPT THE EAST 6 INCHES THEREOF) IN ASSESSOR'S DIVISION OF LOTS 92, 93, 94, 99, 100, 101, 102 AND PARTS OF LOT 95, 96, 97 AND 100 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 3, 2001 AS DOCUMENT NUMBER 0010264604; AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 OVER AND UPON THE NORTH 4.5 FEET OF THE SOUTH HALF OF LOT 13 (EXCEPT THE EAST 6 INCHES THEREOF) IN ASSESSOR'S DIVISION OF LOTS 92, 93, 94, 99, 100, 101, 102 AND PARTS OF LOTS 95, 96, 97 AND 100 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, FOR THE PURPOSE OF INGRESS AND EGRESS AS CREATED BY EASEMENT AGREEMENT RECORDED JUNE 6, 1979 AS DOCUMENT NUMBER 24990781, FILED JUNE 6, 1979 AS DOCUMENT NUMBER LR 39095867, AND AMENDED BY AGREEMENT RECORDED JULY 15, 1999 AS DOCUMENT NUMBER 99679305.

COMMONLY KNOWN AS: 1429 North Wells Street, Unit 705 and Parking Space G-16, Chicago, IL 60610

Tax I.D. #: 17-04-205-068-1030

17-04-205-068-1047

UPR