

# UNOFFICIAL COPY

Doc#: 2209728257 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/07/2022 03:04 PM Pg: 1 of 5



Chicago Title Insurance Company

Warranty DEED  
ILLINOIS STATUTORY

Chicago Title

CT 226SA340034 173

THE GRANTOR, Brendan Ziegler, a single man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Christine Schmidt unmarried woman of the City of Chicago of the County of Cook State of IL, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 511 IN THE REGAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARCEL 1: LOT 1 AND THE NORTH 16 FEET OF LOT 2 IN LUETGERT S SUBDIVISION OF BLOCK 1 IN FULLERTON S FOURTH ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE STRIP OF LAND (FORMERLY THE EAST AND WEST ALLEY BUT NOW VACATED) 16 FEET WIDE LYING SOUTH AND ADJOINING THE WHOLE LENGTH OF THAT PART OF THE SOUTH LINE OF THAT PART OF LOT 1 LYING EAST OF THE WEST 175 FEET OF SAID LOT 1, THE WEST LINE OF SAID STRIP BEING THE EAST LINE OF SAID LOT 2 IN LUETGERTS SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS. PARCEL 3: LOT 3 IN THE SUBDIVISION OF LOT 2 IN LUETGERTS SUBDIVISION OF BLOCK 1 IN FULLERTON S FOURTH ADDITION TO CHICAGO AFORESAID, IN COOK COUNTY, ILLINOIS. PARCEL 4: THE WEST 1/2 OF THAT PART OF NORTH HERMITAGE AVENUE VACATED, LYING SOUTH OF THE SOUTH LINE OF DIVERSIFY PARKWAY AND NORTH OF THE SOUTH LINE (EXTENDED WEST ACROSS SAID VACATED AVENUE) OF THE NORTH 70 FEET OF LOT 2 IN THE NORTH WESTERN TERRA COTTA COMPANY S RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 5: THAT PART OF LOT 3 IN THE RES SUBDIVISION AFORESAID BY THE NORTH WESTERN TERRA COTTA COMPANY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE WEST ON THE NORTH LINE OF SAID LOT, 132.92 FEET. THENCE SOUTHEASTERLY ON A CURVED LINE RADIUS 163.05 FEET CURVED CONVEX TO THE NORTHEAST AND CONCENTRIC TO AND 8.75 FEET NORTHEASTERLY OF THE CENTER LINE OF INDUSTRIAL RAILROAD TRACK AS NOW LOCATED A DISTANCE OF 103.51 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 70 FEET OF LOT 2 AFORESAID EXTENDED WEST, THENCE EAST ON SAID LINE 42 FEET TO THE EAST LINE OF LOT 3, THENCE NORTH 45 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. PARCEL 6: THAT PART OF LOT 3 (SOMETIMES CALLED BLOCK 3) IN NORTH WESTERN TERRA COTTA COMPANY S RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 15.32 FEET OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) WITH A LINE 890 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) AND RUNNING THENCE WEST ON THE LAST ABOVE MENTIONED PARALLEL LINE A DISTANCE OF 189 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) A DISTANCE OF 42.38 FEET; THENCE WEST A DISTANCE OF 95.33 FEET TO A POINT 931.63 FEET NORTH OF A WESTWARD EXTENSIONS OF SAID SOUTH LINE OF LOT 3 (SOMETIMES ALSO CALLED BLOCK 3); THENCE NORTHWARDLY, EASTWARDLY AND SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 142.16 FEET AND CONVEX WESTERLY, NORTHERLY AND EASTERLY A DISTANCE OF 446.62 FEET TO A POINT ON SAID WEST LINE OF THE EAST 15.32 FEET NORTH OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) WHICH IS 933.83 FEET NORTH OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) AND THENCE SOUTH ALONG THE WEST LINE OF THE EAST 15.32 FEET A DISTANCE OF 43.83 FEET TO THE POINT OF BEGINNING, (EXCEPT THEREFROM THAT PART OF THE FOREGOING PARCEL WHICH LIES SOUTH OF A LINE WHICH IS 972

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STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Brendan Ziegler** personally known to me to be the person(s) whose name is subscribed to 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 20th day of March, 2022

Natalie Perry  
(Notary Public)

Prepared By: The Kresse Group, 1427 N. Leavitt, Chicago, IL 60622



Mail To: Christine Schmidt  
1735 W Diversey Pkwy, 511, Chicago, IL, 60614

Name and Address of Taxpayer:  
Christine Schmidt  
1735 W Diversey Pkwy, 511, Chicago, IL, 60614

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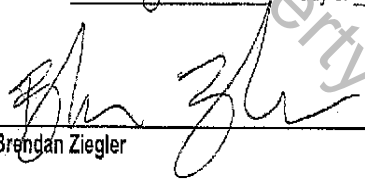
FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE AND A WESTWARD EXTENSION THEREOF OF SAID LOT 3), ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00038514, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS. PARCEL B: THE EXCLUSIVE RIGHT TO STORAGE LOCKER S-84 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00038514.

SUBJECT TO: Covenants, conditions and restrictions of records, Private, public and utility easements and roads and highways, Party wall rights and agreements, General taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2022

Permanent Real Estate Index Number(s): 14-30-403-091-1084 and 14-30-403-091-1241

Address of Real Estate: <sup>North TDJ-23</sup> 1735 W Diversey Pkwy, 511, Chicago, IL, 60614

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

  
Brendan Ziegler

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CHICAGO:	3,093.75
CTA:	1,237.50
TOTAL:	4,331.25 *

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14-30-403-091-1084 | 20220401675004 | 0-586-523-536

Total does not include any applicable penalty or interest due.

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COUNTY:	206.25
ILLINOIS:	412.50
TOTAL:	618.75

14-30-403-091-1084

| 20220401675004 | 0-895-001-488

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