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WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2218621328 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/05/2022 11:17 AM Pg: 1 of 3

Dec ID 20220601659637
ST/CO Stamp 2-132-916-304 ST Tax \$1,490.00 CO Tax \$745.00
City Stamp 1-327-609-936 City Tax: \$15,645.00

FIRST AMERICAN TITLE
FILE # AF1025241

FIRSTAM #: AF1025241

THE GRANTORS, **MARK KEMPER AND DIANNE KEMPER**, Husband and Wife as Tenants by the Entirety, of 550 N. Kingsbury Street, Unit 603, Chicago, Illinois 60654, of Cook County, State of Illinois, for and in consideration of **Ten and 00/100 Dollars**, and other good and valuable consideration in hand paid, CONVEY and WARRANT to **RACHEL CONANT**, a single woman, of 900 N. Kingsbury Street, Unit 732, Chicago, Illinois 60610, of Cook County, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION.

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and confirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of closing.

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

Permanent Real Estate Index Numbers: **17-09-126-012-1021 (Unit 603) & 17-09-126-012-1068 (Unit P-137)**

Address of Real Estate: **550 N. KINGSBURY STREET, UNIT 603 & P-137, CHICAGO, ILLINOIS 60654**

SIGNATURE PAGE TO FOLLOW.

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Dated this 28th day of June, 2022.

Mark F. Kemper
MARK KEMPER

Dianne F. Kemper
DIANNE KEMPER

STATE OF ILLINOIS COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY MARK KEMPER AND DIANNE KEMPER, are personally known to me to be the same persons whose names are 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 28 day of June, 2022.



Cherie M. Farrell
Notary Public

Prepared by:

Rock Fusco & Connelly, LLC
Matthew Connelly
321 N. Clark Street Suite 2200
Chicago, IL 60654

Mail to:

Law Offices of Thoams J. Suich
Thomas J. Suich
317 Grape Vine Trail
Oswego, Illinois 60543

Name and Address of Taxpayer:

550 N. Kingsbury Street, Unit 603
Chicago, Illinois 60654

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LEGAL DESCRIPTION

UNITS 603 AND P-137 IN RIVER BANK LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF BLOCK 3 IN THE ASSESSOR'S DIVISION OF THE KINGSBURY TRACT IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHWESTERLY LINE OF N. KINGSBURY ST. AND 113.5 FEET SOUTH OF THE PROLONGATION OF THE SOUTH LINE OF THE NORTH ½ OF BLOCK 4 OF SAID ASSESSOR'S DIVISION OF SAID KINGSBURY TRACT, (MEASURED AT RIGHT ANGLES THERETO); THENCE WEST PARALLEL WITH THE PROLONGATION OF SAID SOUTH LINE OF THE NORTH ½ OF SAID BLOCK 4, A DISTANCE OF 167.0 FEET, THENCE SOUTH PERPENDICULAR TO THE LAST DESCRIBED LINE 12.0 FEET, THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE 16.25 FEET TO THE EAST DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE SOUTHEASTERLY ALONG SAID DOCK LINE 339.37 FEET TO THE NORTH LINE OF W. GRAND AVE. (FORMERLY INDIANA ST.); THENCE EAST ALONG SAID NORTH LINE 188.05 FEET TO THE SOUTHWESTERLY LINE OF N. KINGSBURY ST.; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF N. KINGSBURY ST. 16.0 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 12.0 FEET; THENCE NORTHWESTERLY AND PARALLEL WITH THE SOUTHWESTERLY LINE OF N. KINGSBURY ST. 320.32 FEET (DEED), 319.88 FEET (MEASURE); THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 12.0 FEET TO THE POINT OF BEGINNING, IN COCK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 95383435, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Clark County Clerk's Office