

UNOFFICIAL COPY

Doc#: 2218721491 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/06/2022 01:32 PM Pg: 1 of 3

Dec ID 20220601635779
ST/CO Stamp 0-150-810-704 ST Tax \$512.00 CO Tax \$256.00
City Stamp 1-881-256-016 City Tax: \$5,376.00

Warranty DEED
ILLINOIS STATUTORY
PT22-83509
1/2

THE GRANTOR(S), Marc L Kaplan and Kelene Kaplan as husband and wife, 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 Nimmy ~~Matthew~~ **Matthew**, single, and Morgan Sadler, single, as joint tenants, with right of survivorship (GRANTEE'S ADDRESS) 125 S. Green Street, #307A, Chicago, IL 60647 of the County of Cook, all interest in the following described Real Estate situated in the Cook in the State of Illinois, to wit:

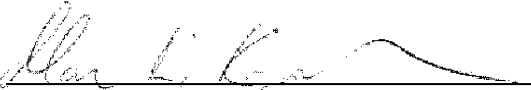
See Attached Legal Description

SUBJECT TO:


Covenants, conditions and restrictions of record, General taxes for the year 2021 and subsequent years.

Permanent Real Estate Index Number(s): 14-31-332-060-1001 and 14-31-332-060-1005
Address(es) of Real Estate: 1631 N. Milwaukee Avenue, Unit 1, Chicago, IL 60647

Dated this 27th day of May, 2022



Marc L Kaplan



Kelene Kaplan

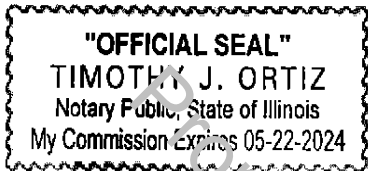
PROPER TITLE, LLC

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 Marc L Kaplan and Kelene Kaplan, personally known to me to be the same person(s) whose name(s) 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 27 day of May, 2022



[Handwritten Signature]

(Notary Public)

Prepared By: Stuart M Sheldon
1 E Wacker Drive, Suite 2610
Chicago, IL 60601

Mail To: Nimmy Mathew & Morgan Sadler,
1631 N. Milwaukee Ave, # 1,
Chicago, IL 60647

Name & Address of Taxpayer:



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A" / LEGAL DESCRIPTION

Unit Numbers 1 and P-3 in The 1631 N. Milwaukee Condominium, as delineated on a survey of the following described tract of land:

Lot 64 (except that part of Lot 64 lying below an elevation of 30.96 (C.C.D) and above an elevation of 19.12' (C.C.D) in Mather & Taft's Addition to Chicago, a Subdivision in the Southwest 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows: commencing at the Southwest Corner of Said Lot 64; thence North 44 degrees 49 minutes, 40 seconds East, along the Northwest line of Said Lot 64, 0.94 feet to a point on the Northwesterly extension of the Northeasterly face of an Interior Wall; thence South 45 degrees 00 minutes 00 seconds East, along said extension, 5.33 feet to a point of beginning; thence continuing South 45 degrees 00 minutes 00 seconds East 3.75 feet to a point on the Northwesterly face of an Interior Wall; thence North 65 degrees 01 minutes 52 seconds East along said face, 2.55 feet to a point on the Northeasterly face of an Interior Wall; thence 45 degrees 00 minutes 00 seconds East along said face, 3.40 feet to a point on the Northwesterly edge of an Interior Wall; thence South 24 degrees 58 minutes 08 seconds West 2.55 feet to a point on the Northwesterly edge of an Interior Wall; thence South 45 degrees 00 minutes 00 seconds East 8.83 feet to a point on the Northwesterly face of an Interior Wall; thence North 44 degrees 49 minutes 40 seconds East, along said face, 62.93 feet to a point on the Southwesterly face of an Interior Wall; thence North 45 degrees 10 minutes 20 seconds West, along said face, 5.47 feet to a point on the Southeasterly face of an Interior Wall; thence South 44 degrees 49 minutes 40 seconds West, along said face, 3.61 feet to a point on the Northeasterly face of an interior wall, thence North 45 degrees 10 minutes 20 seconds West, along said face 16.62 feet to a point on the Southeasterly face of an Interior Wall; thence South 44 degrees 49 minutes 40 seconds West along said face 38.90 feet to a point on the Northeasterly face of an Interior Wall; thence South 45 degrees 00 minutes 00 seconds East 4.14 feet to a point on the Southeasterly face of an Interior Wall; thence South 44 degrees 49 minutes 40 seconds West, along said face 13.70 feet, to a point on the Northeasterly face of an Interior Wall; thence South 45 degrees 00 minutes 00 seconds East, along said face 0.28 feet to a point on the Southeasterly face of an Interior Wall; thence South 44 degrees 49 minutes 40 seconds West, along said interior face, 6.65 feet to the point of beginning; also that part of Said Lot 64 lying below an elevation 19.12' (C.C.D.) and lying above an elevation 11.71' (C.C.D.) described as follows: commencing at the Southwest Corner of Said Lot 64; thence North 44 degrees 49 minutes 40 seconds East, along the Northwest line of said Lot 64 7.82 feet to a point on the Northwest extension on the Northeasterly face of an Interior Wall; thence South 45 degrees 10 minutes 20 seconds East, along said extension, 4.85 feet to the point of beginning; thence continuing South 45 degrees 10 minutes 20 seconds East, along said face 11.72 feet to a point on the Southwesterly face of an Interior Wall; thence North 44 degrees 49 minutes 40 seconds West, along said face, 23.85 feet to a point on the Southwesterly face of an Interior Wall; thence North 45 degrees 10 minutes 20 seconds West, along Said said interior face, 11.72 feet to a point on the Southeasterly face of an Interior Wall; thence South 44 degrees 49 minutes 40 seconds West, along said face, 23.85 feet to the point of beginning, all in Mather and Taft's Addition to Chicago in the Southwest 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as exhibit "D" to the declaration of condominium recorded as document number 0715515038, as amended from time to time; together with its undivided percentage interest in the common elements in Cook County Illinois.