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Fidelity National Title OC22017985

Doc#: 2224218229 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/30/2022 01:22 PM Pg: 1 of 5

Dec ID 20220701679658
ST/CO Stamp 0-092-320-336 ST Tax \$605.00 CO Tax \$302.50
City Stamp 1-100-886-608 City Tax: \$6,352.50

GENERAL WARRANTY DEED

THE GRANTORS, MONTRAIL ROMON KEY & SHARITA LIPSEY, of 2513 South Calumet Avenue, Chicago, Cook County, State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars, and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to GRANTEE, DARRYL FARROW, of 1255 South Michigan Avenue, Chicago, Cook County, all of their interests in the following real estate in the county of Cook, State of Illinois, in fee simple absolute, to have and to hold forever all the Grantors' right, title and interests,

As single person

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes that are not due at the time of closing and subsequent years after closing. The GRANTOR releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-27-129-044-000;
Commonly Known: 2513 South Calumet Avenue, Chicago, IL 60616
Legal Description: See the attached Exhibit "A" on page 3.

IN WITNESS WHEREOF, Grantors have has signed and sealed this Warranty Deed this

1st day of August 2022

Montrail Key
Montrail Romon Key, Seller



for Sharita Lipsey, Seller
BY OWOLASI ALABA, P.O.A.
ATTORNEY IN FACT

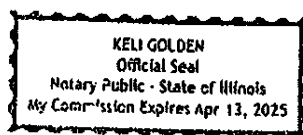
State of Illinois)
)SS
County of Cook)

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, Montrail Romon Key and Owolasi Alaba personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

as attorney in fact for Sharita Lipsey

Given under my hand and official seal, this 1st day of August 2022.

[Signature]
Notary Public



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This instrument was prepared by:

Owolabi Alaba, Esq,
Actions Attorneys LLC
684 West Boughton Road, Suite 203
Bolingbrook IL 60440-1781

SEND SUBSEQUENT TAX BILLS TO:

SEND RECORDED DOCTORS
DARRYL FARROW
2513 South Calumet Avenue
Chicago, IL 60616

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 1 IN ANTONIO'S SUBDIVISION, BEING A RESUBDIVISION IN THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ANTONIO'S SUBDIVISION RECORDED APRIL 9, 2007 AS DOCUMENT NO. 0709906052, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 116.40 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST, 4.48 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 43 SECONDS WEST, 112.10 FEET TO AN INTERSECTION WITH THE CENTER OF A PARTY WALL EXTENDED WEST FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 45 MINUTES 32 SECONDS EAST ALONG THE CENTER OF SAID PARTY WALL AND WESTERLY EXTENSION, 49.69 FEET TO THE EAST FACE OF A BRICK BUILDING; THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST, 0.32 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE NORTH 89 DEGREES 59 MINUTES 42 SECONDS WEST ALONG THE FACE OF SAID BUILDING, 3.69 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST ALONG THE FACE OF SAID BUILDING, 16.60 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE SOUTH 89 DEGREES 59 MINUTES 42 SECONDS WEST ALONG THE FACE OF SAID BUILDING, 3.69 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST ALONG THE FACE OF SAID BUILDING, 0.32 FEET TO AN INTERSECTION WITH THE CENTER OF A PARTY WALL; THENCE NORTH 89 DEGREES 53 MINUTES 17 SECONDS WEST ALONG THE CENTER OF SAID PARTY WALL AND WESTERLY EXTENSION THEREOF, 49.69 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 43 SECONDS EAST, 17.35 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE GRANT OF ACCESS EASEMENT RECORDED AS DOCUMENT NO. 0713115096 AND IN GRANT OF ACCESS EASEMENTS: PHASE I RECORDED AS DOCUMENT NO. 0719715111 AND THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS AND PARTY WALL RIGHTS FOR THE EASTGATE VILLAGE HOMEOWNERS ASSOCIATION RECORDED AS DOCUMENT NO. 0713115097 AND AS AMENDED FROM TIME TO TIME, AND THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS FOR THE TOWNHOMES AT EASTGATE VILLAGE TOWNHOUSE ASSOCIATION, RECORDED AS DOCUMENT NUMBER NO. 0719715113 AND AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, ACROSS AND UPON THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF ACCESS EASEMENT DATED APRIL 6, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT 0610118091 MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, L.L.C.

PARCEL 4: NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR UTILITY PURPOSES UNDER, THROUGH AND ACROSS THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF UTILITY EASEMENT DATED APRIL 6, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT NO. 0610118089 MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, L.L.C. ALL IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX 16-AUG-2022

CHICAGO:	4,537.50	
CTA:	1,815.00	
TOTAL:	6,352.50 *	


17-27-129-044-0000 | 20220701579658 | 1-100-886-608

* Total does not include any applicable penalty or interest due.



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REAL ESTATE TRANSFER TAX		16-Aug-2022
	COUNTY:	302.50
	ILLINOIS:	605.00
	TOTAL:	907.50
17-27-129-044-0000		28230701679658 0-092-320-336