

# UNOFFICIAL COPY

Doc#: 2225706410 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/14/2022 01:28 PM Pg: 1 of 3



Chicago Title Insurance Company  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
**Individuals to Individuals**

Dec ID 20220901633917  
ST/CO Stamp 1-537-885-776 ST Tax \$839.00 CO Tax \$419.50  
City Stamp 1-776-846-416 City Tax: \$8,809.50

Chicago Title  
22/09/2022 4:51:43 PM Karen

THE GRANTOR, Eliotadis Flores and Thea Kachoris Flores, husband and wife, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEEES, Ian Anderson and Amanda Johnson, as joint tenants with rights 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" ATTACHED HERETO AND MADE A PART HEREOF**

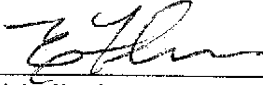
***SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE***

Permanent Real Estate Index Number(s): 17-05-413-059-0000

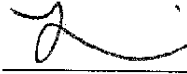
Address of Real Estate: 1074 West Fry Street, Chicago, Illinois 60642

**UNOFFICIAL COPY**

Dated this 1st day of September, 2022.



\_\_\_\_\_  
Eliobadis Flores, Grantor



\_\_\_\_\_  
Thea Kachoris Flores, Grantor

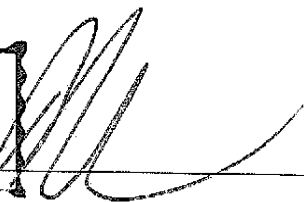
**STATE OF ILLINOIS, COUNTY OF COOK**

**SS.**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Eliobadis Flores and Thea Kachoris Flores, 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 1st day of September, 2022.



\_\_\_\_\_  
(Notary Public)

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**Prepared By:** Johnson and Sullivan, Ltd.  
11 East Hubbard Street, Suite 702  
Chicago, Illinois 60611

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**Mail To:**  
Adam Wilde  
1016 West Jackson  
Chicago, Illinois 60607

**Name & Address of Taxpayer:**  
Ian Anderson and Amanda Johnson  
1074 West Fry Street  
Chicago, Illinois 60642

# UNOFFICIAL COPY



CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 22GSA452437LP

For APN/Parcel ID(s): 17-05-413-059-0000

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PARCEL 1:

THAT PART OF A TRACT HEREINAFTER REFERRED TO AS THE PARCEL:

SAID TRACT DESCRIBED AS THAT PART OF BLOCKS 3, 5, AND 6 IN ELSTON'S ADDITION TO CHICAGO LYING SOUTHWESTERLY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDING PARTS OF VACATED WEST CHESTNUT STREET, VACATED CORNELL STREET (FORMERLY GEORGE STREET) AND VACATED NORTH CARPENTER STREET, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 6; THENCE NORTH 0 DEGREES WEST 394.44 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF SAID RAILWAY; THENCE CONTINUING ON SAID RIGHT OF WAY SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5226.75 FEET, AN ARC LENGTH OF 195.92 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 71 DEGREES, 44 MINUTES, 18 SECONDS, NOT TANGENT TO THE LAST DESCRIBED CURVE 356.81 FEET TO THE EAST LINE OF NORTH CARPENTER STREET; THENCE SOUTH 0 DEGREES, 32 MINUTES 59 SECONDS EAST ALONG SAID EAST LINE 58.49 FEET; THENCE NORTH 89 DEGREES, 55 MINUTES, 18 SECONDS EAST, 61.34 FEET TO THE NORTHWESTERLY LINE OF NORTH OGDEN AVENUE; THENCE SOUTH 39 DEGREES 15 MINUTES 07 SECONDS WEST ALONG SAID NORTHWESTERLY LINE 247.8 FEET TO THE NORTH LINE OF WEST FRY STREET; THENCE SOUTH 89 DEGREES, 30 MINUTES, 52 SECONDS WEST, ALONG SAID NORTH LINE 344.77 FEET TO THE POINT OF BEGINNING OF SAID TRACT; SAID PARCEL DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES, 30 MINUTES, 52 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRACT, 65.02 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES, 29 MINUTES, 08 SECONDS WEST, 68.00 FEET; THENCE NORTH 89 DEGREES 30 MINUTES, 52 SECONDS EAST, 33.00 FEET; THENCE SOUTH 00 DEGREES, 29 MINUTES, 08 SECONDS EAST 68.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT; THENCE SOUTH 89 DEGREES, 30 MINUTES, 52 SECONDS WEST, ALONG SAID SOUTH LINE, 33.00 FEET TO THE POINT OF BEGINNING OF SAID PARCEL, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ST. JOHN'S PARK TOWNHOME HOMEOWNERS' ASSOCIATION DATED AUGUST 23, 2000 AND RECORDED AUGUST 28, 2000 AS DOCUMENT NUMBER 00666092.