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Doc#: 2228513199 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/12/2022 11:27 AM Pg: 1 of 4

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Dec ID 20221001655232
ST/CO Stamp 0-914-841-168 ST Tax \$282.00 CO Tax \$141.00
City Stamp 1-451-712-080 City Tax: \$2,961.00

FIRST AMERICAN TITLE

FILE # Preparer File: 3201SE/1
FATIC No.: AF1029033

THE GRANTOR(S) Frank Gambino, a single man of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Grace Gubbrud, a single woman, of 5425 Carey Dr Cedar Falls, IA 50613 of the County of Black Hawk, 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:

Covenants, conditions, and restrictions of record; public and utility easements, acts done or suffered through Buyer, all special governmental taxes or assessments confirmed or unconfirmed; 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 Number(s): 14-20-423-048-1002

Address(es) of Real Estate: 3201 N Seminary 202
Chicago, Illinois 60657

Dated this 4 day of OCTOBER, 20 22



Frank Gambino



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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Frank Gambino, 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 4th day of October, 20 22.



Brenda L. Grauer
Notary Public

Prepared by:
Brenda Grauer
2420 W. Lunt #3F
Chicago, IL 60645

Mail to:

SAME

Name and Address of Taxpayer:

Grace Gubbrud
3201 N Seminary 202
Chicago, IL 60657

of Cook County Clerk's Office



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Exhibit "A" – Legal Description

PARCEL 1:

UNIT NO. 202 IN THE LAKEVIEW LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A:

THE WEST 25.81 FEET OF THE SOUTH 100.09 FEET LYING ABOVE A HORIZONTAL PLANE OF 36.82 FEET ABOVE CITY DATUM, ALSO, THE NORTH 10.0 FEET OF THE SOUTH 57.5 FEET OF THE WEST 25.81 FEET OF THE SOUTH 100.09 FEET LYING ABOVE HORIZONTAL PLANE OF 21.09 FEET ABOVE CITY DATUM; ALSO, THE SOUTH 100.09 FEET (EXCEPT THE WEST 25.81 FEET THEREOF) LYING ABOVE A HORIZONTAL PLANE OF 35.01 FEET ABOVE CITY DATUM, ALSO THE WEST 9.0 FEET OF THE EAST 43.50 FEET OF THE NORTH 17.67 FEET OF THE SOUTH 100.09 FEET LYING ABOVE A HORIZONTAL PLANE OF 21.09 FEET ABOVE CITY DATUM, ALSO THE NORTH 25.0 FEET OF THE SOUTH 125.14 FEET OF THE EAST 46.52 FEET LYING ABOVE A HORIZONTAL PLANE OF 30.49 FEET ABOVE CITY DATUM ALSO THE WEST 10.0 FEET OF THE NORTH 25.0 FEET OF THE EAST 46.52 FEET OF THE SOUTH 125.14 FEET LYING ABOVE A HORIZONTAL PLANE OF 21.09 FEET ABOVE CITY DATUM ALSO ALL THAT PART LYING NORTH OF THE SOUTH 125.14 FEET AND LYING NORTH OF THE SOUTH 100.09 FEET (EXCEPT THE EAST 46.52 FEET THEREOF) OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS TRACT OF LAND TO WIT:

LOTS 19 AND 20 IN BLOCK 6 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS ALSO LOTS 1, 2, 3, 4 AND 5 IN THE SUBDIVISION OF LOTS 21, 22, 23 AND 24 IN BLOCK 6 OF BAXTER'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 17, 1991 AND KNOWN AS TRUST NUMBER 114935-09, DATED JANUARY 14, 1992 AND RECORDED JANUARY 16, 1992 AS DOCUMENT 92032820, AS AMENDED BY DOCUMENT 92331027 FOR THE FOLLOWING PURPOSES: IN AND TO ALL STRUCTURAL MEMBERS, COLUMNS AND BEAMS, FOOTINGS, CAISSONS AND FOUNDATIONS, COMMON WALLS, CEILINGS AND FLOORS, AND ANY OTHER SUPPORTING COMPONENTS LOCATED IN OR CONSTITUTING A PART OF THE BURDENED PROPERTY; USE OF ALL FACILITIES LOCATED IN THE BURDENED PROPERTY; MAINTAINING ENCROACHMENTS; FOR INGRESS AND EGRESS TO PERMIT CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, RESTORATION OR RECONSTRUCTION OF THIS PROPERTY; AND FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS IN AN EMERGENCY SITUATION, AS DEFINED THEREIN; TO AND FROM, OVER, ON, ACROSS AND THROUGH THE FOLLOWING DESCRIBED LAND:

THE WEST 25.81 FEET OF THE SOUTH 100.09 FEET LYING BELOW A HORIZONTAL PLANE OF 36.82 FEET ABOVE CITY DATUM (EXCEPT THE NORTH 10.0 FEET OF THE SOUTH 57.50 FEET LYING ABOVE A HORIZONTAL PLANE OF 21.09 FEET ABOVE CITY DATUM) ALSO THE SOUTH 100.09 FEET (EXCEPT THEREFROM THE WEST 9.0 FEET OF THE 43.50 FEET OF THE NORTH 17.67 FEET OF THE SOUTH 100.09 FEET LYING ABOVE A HORIZONTAL PLANE OF 21.09 FEET ABOVE CITY DATUM) ALSO THE NORTH 25.0 FEET OF THE SOUTH 125.14 FEET OF THE EAST 46.52 FEET (EXCEPTING THEREFROM THE WEST 10.0 FEET THEREOF) LYING BELOW A HORIZONTAL PLANE OF 30.49 FEET ABOVE CITY DATUM AND ABOVE A HORIZONTAL PLANE OF 21.09 FEET ABOVE CITY DATUM OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT OF LAND TO WIT:



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LOTS 19 AND 20 IN BLOCK 6 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ALSO LOTS 1, 2, 3, 4 AND 5 IN THE SUBDIVISION OF LOTS 21, 22, 23 AND 24 IN BLOCK 6 OF BAXTER'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 9267803, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY DECLARATION RECORDED JANUARY 16, 1992 AS DOCUMENT NUMBER 92032820, AS AMENDED BY DOCUMENT 92331027 AND DEED RECORDED AUGUST 28, 1992 AS DOCUMENT 92638754, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE RIGHT TO THE USE OF P-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 92638754, IN COOK COUNTY, ILLINOIS.

