

# UNOFFICIAL COPY

PT22-86963

1 of 2

Doc#: 2230410100 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/31/2022 11:56 AM Pg: 1 of 3

Dec ID 20221001655369  
ST/CO Stamp 1-449-238-096 ST Tax \$405.00 CO Tax \$202.50  
City Stamp 0-119-873-104 City Tax: \$4,252.50

## Warranty Deed

THE GRANTORS, Fred A. Smith and Sue A. Connaughton, Trustees of the Fred A. Smith and Sue A. Connaughton Revocable Living Trust dated July 2, 2019, 600 N Kingsbury Street, Unit 912, Chicago, IL 60610, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to ~~Akbar Ali, a Chicago Title Land Trust Co~~ (marital status), ~~as Trustee of a Trust Agreement dated September 20, 2022~~ and known as trust no. 8002390059 (address), the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:

The Grantor/s hereby specifically release any and all homestead rights to the subject property that may exist.

**SUBJECT TO:** General taxes for 2021 and subsequent years; Covenants, conditions and restrictions of record, if any;

(See legal description on reverse side)

**Permanent Real Estate Index Number: 17-09-126-022-1046 and 17-09-126-022-1193**

**Address of Real Estate: 600 N Kingsbury Street, Units 912 and P-326, Chicago, IL 60610**

In Witness Whereof, said Grantors have caused their names to be signed to these presents on this 21<sup>st</sup> day of Sep, 2022.

**Fred S. Smith and Sue A. Connaughton, Trustees of the Fred A. Smith and Sue A Connaughton Revocable Living Trust dated July 2, 2019:**

  
\_\_\_\_\_  
Fred A. Smith, Trustee

  
\_\_\_\_\_  
Sue A. Connaughton, Trustee

State of Illinois )

This Deed was prepared by: PAVLOVICH LAW, L.L.C., 2900 W. Irving Park, Suite 1, Chicago, Illinois 60618 (773.961.7877)

PROPER TITLE, LLC

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County of Cook )  
 )

I, the undersigned, a Notary Public in and for said County/Country, in the State aforesaid, DO HEREBY CERTIFY that **FRED A. SMITH and SUE A. CONNAUGHTON** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/them signed and delivered the said instrument as his/her/their own free and voluntary act, for the uses and purposes therein set forth.

  
\_\_\_\_\_  
Notary Public



Given under my hand and official seal, this 21<sup>st</sup> day of Sep, 2022.

**AFTER RECORDING, RETURN TO:**

Kathleen Widuch, Attorney at Law  
208 Wigner St  
Mark Ridge, IL 60069

**SEND SUBSEQUENT TAX BILLS TO:**

Owner of Record  
600 N Kingsbury St #912  
Chicago, IL 60610

**LEGAL DESCRIPTION:**

**Parcel A:**

Unit 912 and Parking Space Unit P-326 in Park Place Condominium as delineated and defined on the Plat of survey of the following described parcel of real estate:

**Parcel 1:**

That part of Block 3 in Assessor's Division of the Kingsbury tract, in the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, lying Easterly of the East Dock Line of the North Branch of the Chicago River; lying Southwesterly of the Southwesterly line of Kingsbury Street, lying South and Southeasterly of the following described line:

Beginning at the intersection of the Southwesterly line of Kingsbury Street and a line 3.0 feet North of and parallel with the Center Line of Ontario Street (as now laid out) extended West 163.0 feet; thence Southwesterly in a straight line to a point in said dock line of said North branch of the Chicago River, which is 70.80 feet Southeasterly (measured along said Dock Line) from the point of intersection of said dock line with said line so drawn 3.0 feet North of and parallel with the center of Ontario Street extended West and lying North and East of a line described as beginning at the intersection of the West Line of Kingsbury Street and a line 8.50 feet South of and

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parallel with the prolongation West of the South line of the North 1/2 of Block 4 in said assessor's Division of Said Kingsbury Tract; thence West along said parallel line, 142.0 feet to a point; thence North at Right Angles 13.0 feet; thence West at Right Angles to a point on the East dock line of the North Branch of Chicago River, in Cook County, Illinois.

## Parcel 2:

That part of Block 3 in Assessor's Division of the Kingsbury tract, in the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian described as follows:

Commencing at a point in a line 3.0 feet North of and parallel with the center line of Ontario Street (as now laid out) which is 163.0 feet West from the intersection of said line with the West Line of Kingsbury Street; thence Southwesterly to a point in the dock line of the East Bank of the North Branch of the Chicago River which is 70.8 feet Southeasterly from intersection of dock line, said river with the said line drawn 3.0 feet North of and parallel with the Center Line of Ontario Street; thence Northwesterly along said Dock Line of Said East Bank of Said River, 9.80 feet; thence Northeasterly in a straight line to the point of beginning, said Land being more particularly described in a deed from Hugh McBirney and Isabelle M. McBirney, his wife, to Percival W. Clement, dated November 22, 1899 recorded in volume 6925 page 164 of Land records in the recorder's Office of Cook County, Illinois;

Which survey is attached as exhibit "A" to the declaration of Condominium recorded August 21, 2002 as document number 0020921139 and as amended from time to time, together with its undivided percentage interest in the common elements.

## Parcel B:

Easement for Ingress and Egress for the benefit of Parcel A aforesaid, as contained in the declaration of covenants, conditions, restrictions and easements recorded August 21, 2002 as document number 0020921138.

**PIN: 17-09-126-022-1046 and 17-09-126-022-1193**

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