

# UNOFFICIAL COPY

This Instrument prepared by  
and after recording return to:



Jordan Klein, Esq.  
Loeb & Loeb LLP  
321 North Clark Street  
Suite 2300  
Chicago, IL 60654

Doc# 2233513047 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

Send future tax bills to:

DATE: 12/01/2022 01:44 PM PG: 1 OF 7

Stephen P. Potter II and Colby R. Leonard  
457 West Fullerton Parkway, Unit 2W  
Chicago, IL 60614

## WARRANTY DEED

THE GRANTOR, STEPHEN POTTER (also known as Stephen P. Potter II), having an address of 457 West Fullerton Parkway, Unit 2W, Chicago, IL 60614, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

THE GRANTEES, STEPHEN P. POTTER II and COLBY R. LEONARD, husband and wife, not as joint tenants and not as tenants in common, but as tenants by the entireties, having an address of 457 West Fullerton Parkway, Unit 2W, Chicago, IL 60614, in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A


Property Index Numbers: 14-33-105-036-1006 and 14-28-322-045-1132

Property Address: 457 West Fullerton Parkway, Unit 2W, Chicago, IL 60614

together with the tenements and appurtenances thereunto belonging, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; all governmental taxes or assessments confirmed and unconfirmed; condominium declaration and by-laws, if any; and general real estate taxes for subsequent years.

THIS DEED made as of this 18 day of November, 2022.

  
\_\_\_\_\_  
Stephen Potter

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This deed is exempt under 35 ILCS 200/31-45, paragraph (e), Section 4, Real Estate Transfer Act.

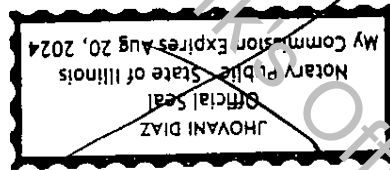
Stephen Potter  
Stephen Potter

State of Illinois )  
                                  )  
County of Cook )

I, the undersigned, a Notary Public in the county and state aforesaid, DO HEREBY CERTIFY that STEPHEN POTTER, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person this day and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and official seal this 18<sup>th</sup> day of November, 2022

Jhovani Diaz  
Notary Public



REAL ESTATE TRANSFER TAX		01-Dec-2022
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

14-33-105-036-1006 | 20221101602543 | 1-614-189-904

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

REAL ESTATE TRANSFER TAX		01-Dec-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

14-33-105-036-1006 | 20221101602543 | 1-245-664-592

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## STATEMENT BY GRANTOR AND GRANTEES

The Grantor or his agent affirms that, to the best of his/her knowledge, the names of the Grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, Illinois corporations or foreign corporations authorized to do business or acquire and hold title to real estate in Illinois, partnerships authorized to do business or acquire and hold title to real estate in Illinois, or other entities recognized as persons and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: November 29, 2022

Signature By: \_\_\_\_\_

*[Handwritten Signature]*  
\_\_\_\_\_  
~~Grantor or Agent~~  
2

Subscribed and sworn to before me by the said Grantor or Agent this 29<sup>th</sup> day of NOVEMBER, 2022

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public



The Grantees or their agent affirm and verify that the names of the Grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, Illinois corporations or foreign corporations authorized to do business or acquire and hold title to real estate in Illinois, partnerships authorized to do business or acquire and hold title to real estate in Illinois, or other entities recognized as persons and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

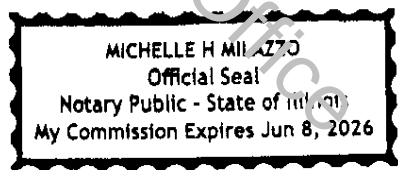
Dated: November 29, 2022

Signature By: \_\_\_\_\_

*[Handwritten Signature]*  
\_\_\_\_\_  
~~Grantees or Agent~~

Subscribed and sworn to before me by the said Grantees or Agent this 29<sup>th</sup> day of NOVEMBER, 2022

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public



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## Exhibit A Legal Description

### PARCEL 1:

UNIT NUMBER 457-2, IN THE FULLERTON COLNNADE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 67 FEET (EXCEPTING THEREFROM THE EAST 4 FEET OF THE NORTH 75 FEET THEREOF) OF LOT 19 IN WILLIAM BARRY'S SUBDIVISION OF BLOCK 4 IN THE CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25190428 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

UNIT 14, 14A IN THE LINCOLN PARK GARAGE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 2 IN R. LOTHOLZ'S SUBDIVISION OF LOTS 6 AND 7 IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 11, 1907, AS DOCUMENT NO. 4001675, IN BOOK 95, PAGE 17, IN COOK COUNTY, ILLINOIS, EXCEPT PARCELS 1, 2 AND 3 DESCRIBED AS FOLLOWS:

### PARCEL A:

COMMERCIAL PROPERTY "A": THE PROPERTY AND SPACE AT THE FIRST FLOOR OF A 2 STORY AND BASEMENT BUILDING AT 2413-2433 NORTH CLARK STREET, CHICAGO, ILLINOIS, LYING BETWEEN HORIZONTAL PLANES AT ELEVATIONS OF 21.50 FEET AND 32.76 FEET, CITY OF CHICAGO DATUM, AND LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES OF THE PART OF THE SOUTHERLY 102 FEET 112 INCH OF THE WESTERLY 215 FEET OF LOT 4 IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EASTERLY LINE OF NORTH CLARK STREET AND THE WESTERLY LINE OF SAID LOT 4, 1.28 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE SOUTHERLY 102 FEET 112 INCH OF SAID LOT 4; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID LOT 4, 15.78 FEET; THENCE EASTERLY AT RIGHT ANGLES, 17.61 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 1.50 FEET; THENCE EASTERLY AT RIGHT ANGLES, 1.40 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 1.25 FEET; THENCE EASTERLY AT RIGHT ANGLES, 10.65 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 4.64 FEET; THENCE EASTERLY AT RIGHT ANGLES, 6.78 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 3.30 FEET; THENCE EASTERLY AT RIGHT ANGLES, 0.64 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 0.83

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FEET; THENCE EASTERLY, 19.20 FEET TO A POINT 56.18 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 4 AND 14.41 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE SOUTHERLY 102 FEET 1/2 INCH OF SAID LOT 4; THENCE NORTHERLY PARALLEL TO THE WESTERLY LINE OF SAID LOT 4, 1.84 FEET; THENCE EASTERLY AT RIGHT ANGLES, 1.06 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 1.84 FEET; THENCE EASTERLY AT RIGHT ANGLES, 11.44 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 13.11 FEET TO A POINT 1.30 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE AFORESAID SOUTHERLY 102 FEET 1/2 INCH OF LOT 4; THENCE WESTERLY 68.68 FEET TO THE PLACE OF BEGINNING;

## PARCEL B:

COMMERCIAL PROPERTY "B": THE PROPERTY AND SPACE AT THE FIRST FLOOR OF A 2 STORY AND BASEMENT BUILDING AT 2413-2433 NORTH CLARK STREET, CHICAGO, ILLINOIS, LYING BETWEEN HORIZONTAL PLANES AT ELEVATIONS OF 21.50 FEET AND 32.83 FEET, CITY OF CHICAGO DATUM AND LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES OF THAT PART OF THE SOUTHERLY 102 FEET 1/2 INCH OF THE WESTERLY 215 FEET OF LOT 4 IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF NORTH CLARK STREET AND THE WEST LINE OF SAID LOT 4, 37.15 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE AFORESAID SOUTHERLY 102 FEET 1/2 INCH OF SAID LOT 4; THENCE EASTERLY AT RIGHT ANGLES TO SAID LOT LINE, 1.95 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 2.57 FEET; THENCE EASTERLY AT RIGHT ANGLES, 15.66 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 1.72 FEET; THENCE EASTERLY AT RIGHT ANGLES, 1.75 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 1.72 FEET; THENCE EASTERLY AT RIGHT ANGLES, 16.33 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 1.55 FEET; THENCE EASTERLY AT RIGHT ANGLES, 1.72 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 1.55 FEET; THENCE EASTERLY 5.96 FEET TO A POINT 43.23 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 4 AND 35.86 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE SOUTHERLY 102 FEET 1/2 INCH OF SAID LOT 4; THENCE EASTERLY, 5.62 FEET TO A POINT 47.13 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 4 AND 39.90 FEET SOUTH OF THE NORTHERLY LINE OF THE SOUTHERLY 102 FEET 1/2 INCH OF SAID LOT 4; THENCE EASTERLY PARALLEL TO THE NORTHERLY LINE OF SAID SOUTHERLY 102 FEET 1/2 INCH OF SAID LOT 4, 5.80 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 2.98 FEET; THENCE EASTERLY 3.17 FEET TO A POINT 56.06 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 4 AND 37.42 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID SOUTHERLY 102 FEET 1/2 INCH OF SAID LOT 4; THENCE SOUTHERLY PARALLEL TO THE WESTERLY LINE OF SAID LOT 4, 1.75 FEET; THENCE EASTERLY AT RIGHT ANGLES, 1.75 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 1.75 FEET; THENCE EASTERLY AT RIGHT ANGLES, 19.57 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 2.11 FEET; THENCE EASTERLY AT RIGHT ANGLES, 1.26 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 2.11 FEET; THENCE EASTERLY AT RIGHT ANGLES, 20.02 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 1.17 FEET; THENCE EASTERLY AT RIGHT ANGLES, 1.24 FEET TO A POINT 99.90 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 4; THENCE SOUTHERLY PARALLEL TO THE WESTERLY LINE OF SAID LOT 4, 23.85 FEET; THENCE

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WESTERLY AT RIGHT ANGLES, 1.20 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 2.15 FEET; THENCE EASTERLY AT RIGHT ANGLES, 1.20 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 22.93 FEET; THENCE WESTERLY AT RIGHT ANGLES, 1.06 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 1.82 FEET; THENCE EASTERLY AT RIGHT ANGLES, 1.06 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 5.31 FEET; THENCE WESTERLY AT RIGHT ANGLES, 1.20 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 6.20 FEET TO A POINT 100.87 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE SOUTHERLY 102 FEET 1/2 INCH OF SAID LOT 4; THENCE WESTERLY 98.70 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 4, 100.82 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE SOUTHERLY 102 FEET 1/2 INCH OF SAID LOT 4; THENCE NORTHERLY ON THE WESTERLY LINE OF SAID LOT 4, 63.67 FEET TO THE PLACE OF BEGINNING;

## PARCEL C:

COMMERCIAL PROPERTY "C": THE PROPERTY AND SPACE AT THE FIRST FLOOR OF A 2 STORY BUILDING AT 2413-2433 NORTH CLARK STREET, CHICAGO, ILLINOIS, LYING BETWEEN HORIZONTAL PLANES AT ELEVATIONS OF 22.00 FEET AND 35.87 FEET, CITY OF CHICAGO DATUM, AND LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES OF THAT PART OF LOT 2 IN R LOTHOLZ'S SUBDIVISION OF LOTS 6 AND 7 IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECT. ON 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 11, 1907 AS DOCUMENT NO. 4001675, IN BOOK 95, PAGE 17, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF NORTH CLARK STREET AND THE WEST LINE OF SAID LOT 2, 100.08 FEET NORTHERLY OF THE SOUTH WEST CORNER OF SAID LOT 2; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID LOT 2, 99.02 FEET; THENCE EASTERLY ON A LINE 1.06 FEET NORTHERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 2, 88.82 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 2.45 FEET; THENCE EASTERLY AT RIGHT ANGLES, 39.16 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 7.53 FEET; THENCE EASTERLY AT RIGHT ANGLES, 28.05 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 18.15 FEET; THENCE EASTERLY AT RIGHT ANGLES, 7.04 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 7.37 FEET; THENCE WESTERLY AT RIGHT ANGLES, 7.04 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 15.98 FEET TO A POINT 52.54 FEET NORTH OF THE SOUTH LINE OF SAID LOT 2; THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT 2, 6.07 FEET; THENCE WESTERLY ON A CURVE CONVEX TO THE SOUTH RADIUS OF 1.0 FEET, 1.45 FEET TO A POINT ON SAID LINE 52.54 FEET NORTH OF THE SOUTH LINE OF SAID LOT 2; THENCE WESTERLY ON SAID PARALLEL LINE, 18.33 FEET; THENCE WESTERLY ON A CURVE CONVEX TO THE SOUTH, RADIUS OF 1.0 FEET, 1.45 FEET TO A POINT ON SAID PARALLEL LINE; THENCE WESTERLY ON SAID PARALLEL LINE, 19.63 FEET; THENCE EASTERLY ON A CURVE CONVEX TO THE SOUTH, RADIUS OF 1.0 FEET, 1.45 FEET TO A POINT ON SAID PARALLEL LINE; THENCE WESTERLY ON SAID PARALLEL LINE, 0.10 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 3.96 FEET; THENCE WESTERLY AT RIGHT ANGLES, 13.01 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 4.80 FEET; THENCE EASTERLY AT RIGHT ANGLES, 5.03 FEET; THENCE NORTHERLY, 37.50 FEET TO A POINT 99.92 FEET EAST OF THE WEST LINE AND 99.80 FEET NORTH OF THE SOUTH LINE OF SAID LOT 2; THENCE WESTERLY ON A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 2, 7.20 FEET; THENCE NORTHERLY AT RIGHT

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ANGLES, 0.40 FEET; THENCE WESTERLY AT RIGHT ANGLES, 5.65 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 1.16 FEET; THENCE WESTERLY AT RIGHT ANGLES, 18.10 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 1.16 FEET; THENCE WESTERLY AT RIGHT ANGLES, 4.08 FEET; THENCE NORTHERLY AT RIGHT ANGLES 0.88 FEET; THENCE WESTERLY PARALLEL TO THE NORTHERLY LINE OF SAID LOT 2, 15.45 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 0.88 FEET; THENCE WESTERLY AT RIGHT ANGLES, 4.85 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 0.88 FEET; THENCE WESTERLY PARALLEL TO THE NORTHERLY LINE OF SAID LOT 2, 17.34 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 1.54 FEET; THENCE WESTERLY AT RIGHT ANGLES, 4.65 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 1.54 FEET; THENCE WESTERLY, 22.50 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 29, 1999 AS DOCUMENT NUMBER 99097240, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL II: EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL I FOR STRUCTURAL SUPPORT AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED APRIL 28, 1998 BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 102880 AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 123515-08 RECORDED MAY 12, 1998 AS DOCUMENT NUMBER 98391079 OVER THE LAND DESCRIBED THEREIN.

#### PARCEL 3:

EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 2 FOR STRUCTURAL SUPPORT AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED APRIL 28, 1998 BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 102880 AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 123515-08 RECORDED MAY 12, 1998 AS DOCUMENT NUMBER 98391079 OVER THE LAND DESCRIBED THEREIN.

Property Index Numbers: 14-33-105-036-1006 and 14-28-322-045-1132

Property Address: 457 West Fullerton Parkway, Unit 2W, Chicago, IL 60614