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Doc#: 2308810021 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/29/2023 09:54 AM Pg: 1 of 5

Dec ID 20230301668340
ST/CO Stamp 0-396-445-904 ST Tax \$30.00 CO Tax \$15.00
City Stamp 1-420-118-224 City Tax: \$315.00

WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 23156355

THIS INDENTURE WITNESSETH, that the Grantors, **M.S. LAXMI NARAYAN AND VANAMALA L. NARAYAN**, husband and wife, as Joint Tenants, of the County of DuPage and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY and WARRANT TO Betsy Acosta, single of 1307 S Wabash, Unit 506, Chicago, IL 60605, the following described real estate, to-wit:

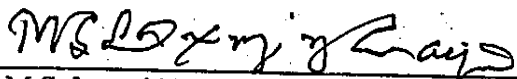
Legal Description Attached

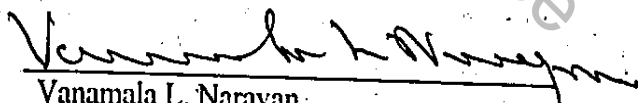
Permanent Real Estate Index Number: 17-22-310-015-1440

Address of Real Estate: 1841 S Calumet Ave Parking G-246, Chicago, IL 60616

Subject to the following restrictions: a) all taxes and special assessments for the year 2022 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in the State of Illinois.

Dated this 6th Day of March, 2023.


M.S. Laxmi Narayan

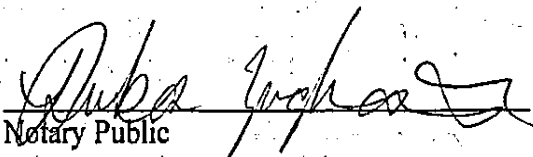

Vanamala L. Narayan

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STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, **M.S. LAXMI NARAYAN AND VANAMALA L. NARAYAN**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 6th day of March, 2023.


 Notary Public

OFFICIAL SEAL
RUBA ZUGHAYER
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES APR. 19, 2023

REAL ESTATE TRANSFER TAX		21-MAR-2023
		COUNTY: 15.00
		ILLINOIS: 30.00
		TOTAL: 45.00
17-22-310-015-1440 20230301668340 0-396-445-904		

REAL ESTATE TRANSFER TAX		21-MAR-2023
		CHICAGO: 225.00
		STA: 90.00
		TOTAL: 315.00*
17-22-310-015-1440 20230301668340 1-420-118-224		
<small>* Total does not include any applicable penalty or interest due.</small>		

This instrument was prepared by:
 Nader Zughayer
 Zughayer Law, LLC
 310 51st St
 Western Springs IL 60558

Send subsequent tax bills to:
 Betsy Acosta
 1307 S Wabash, Unit 506
 Chicago, IL 60605

Mail Recorded Instrument to:
 Betsy Acosta
 1307 S Wabash, Unit 506
 Chicago, IL 60605

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LEGAL DESCRIPTION

GARAGE UNIT GU-246, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS IN THE MUSEUM PARK PLACE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THAT PART OF THE FOLLOWING DESCRIBED TRACT, SAID TRACT BEING COMPRISED OF THE HEREINAFTER DESCRIBED PARCELS C, C-1 AND THREE ALL TAKEN TOGETHER, ALL IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCELS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL C

THAT PART OF THE LANDS OF THE ILLINOIS CENTRAL RAILROAD COMPANY IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING ON THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD, AT THE INTERSECTION OF SAID LINE WITH THE NORTHERLY LINE OF 23RD STREET VIADUCT, SAID NORTHERLY LINE BEING 60 FEET (MEASURED PERPENDICULARLY) NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF THE EXISTING STRUCTURE; THENCE NORTH 16 DEGREES 37 MINUTES 38 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1500.00 FEET TO THE POINT OF BEGINNING FOR THAT PART HEREINAFTER DESCRIBED; THENCE NORTH 73 DEGREES 22 MINUTES 22 SECONDS EAST, PARALLEL WITH SAID NORTHERLY LINE OF THE 23RD STREET VIADUCT, A DISTANCE OF 151.02; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE EASTERLY, WITH A RADIUS OF 5738.60 FEET, THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 17 DEGREES 59 MINUTES 18 SECONDS WEST, A DISTANCE OF 24013 FEET; THENCE NORTH 19 DEGREES 11 MINUTES 14 SECONDS WEST ALONG A STRAIGHT LINE, TANGENT TO LAST DESCRIBED ARC OF A CIRCLE, A DISTANCE OF 595.75 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE EASTERLY, TANGENT TO THE LAST DESCRIBED STRAIGHT LINE, WITH A RADIUS OF 1928.20 FEET, THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 20 DEGREES 44 MINUTES 30 SECONDS WEST, A DISTANCE OF 104.63 FEET TO THE EASTWARD EXTENSION OF THE NORTH LINE OF EAST 18TH STREET; THENCE SOUTH 89 DEGREES 59 MINUTES 21 SECONDS WEST ALONG SAID EASTWARD EXTENSION, A DISTANCE OF 117.47 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF RAILROAD; THENCE SOUTH 16 DEGREES 42 MINUTES 49 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 908.58 FEET TO THE NORTH LINE OF E. 20TH STREET; THENCE SOUTH 16 DEGREES 37 MINUTES 38 SECONDS EAST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 64.46 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO,

PARCEL C-1

THE SOUTH 55 FEET OF THAT PART OF LOT 1 LYING EAST OF CALUMET AVENUE, IN BLOCK 5 IN WILLIAM JONES ADDITION TO CHICAGO; THE NORTH 9 FEET OF THE

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SOUTH 64 FEET OF LOT 1 LYING EAST OF CALUMET AVENUE IN BLOCK 5 IN WILLIAM JONES ADDITION TO CHICAGO; THE NORTH 55 FEET OF LOT 1 LYING EAST OF CALUMET AVENUE IN BLOCK 5 IN WILLIAM JONES ADDITION TO CHICAGO; ALL THOSE PARTS OF LOTS 51, 52 AND 53 IN BLOCK 10 IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD AND EAST OF CALUMET AVENUE AS NOW LAID OUT AND MARKED ON THE PLAT OF MEEKER'S ADDITION TO CHICAGO, ILLINOIS, AS LOT "AA", IN COOK COUNTY, ILLINOIS, AND DESCRIBED AS FOLLOWS, TO WIT: AN UNDIVIDED HALF OF ALL THAT PORTION OF THE ABOVE DESCRIBED PREMISES, LYING EAST OF THE NORTH 68 FEET OF LOT 6 IN CLARKE'S SUBDIVISION OF LOTS 51, AND 52 AND OTHER PROPERTY IN SAID BLOCK 10 INCLUDED BETWEEN 2 LINES RUNNING EAST AND WEST AND FORMED BY THE PROLONGING EASTWARDLY THE NORTH AND SOUTH LINES OF ORIGINAL LOTS 51 AND 52 IN; ALSO, ALL THAT PORTION OF THE REMAINDER OF THE PREMISES IN QUESTION FALLING WITHIN LOT 6 AND TO THE SOUTH 62 FEET OF SAID LOT 52; AND UNDIVIDED HALF OF THOSE PARTS OF LOTS 51, 52, AND 53 IN BLOCK 10 IS ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD AND EAST OF THE EAST LINE OF CALUMET AVENUE, AS NOW LAID OUT AND MARKED ON THE PLAT OF MEEKER'S ADDITION TO CHICAGO, AS LOT "AN", DESCRIBED AS ALL THAT PORTION LYING EAST OF THE NORTH 68 FEET OF LOT 6, IN CLARKE'S SUBDIVISION OF LOTS 51 AND 52 AND THE NORTH 55 FEET OF LOTS 52 AND 53 OF SAID BLOCK 10 INCLUDED BETWEEN 2 LINES RUNNING EAST AND WEST AND FORMED BY PROLONGING EASTWARDLY THE NORTH AND SOUTH LINE OF SAID ORIGINAL LOTS 51 AND 53; IN COOK COUNTY, ILLINOIS;

ALSO,

PARCEL THREE

LOT 14 IN CULVER AND OTHERS SUBDIVISION OF LOTS 2 AND 3 IN BLOCK 5 IN JONES ADDITION TO CHICAGO WITH LOTS 2 IN BLOCK 11 AND 3 AND 4 IN BLOCK 12 IN ASSESSOR'S DIVISION IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THAT PART OF THE AFORESAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EASTWARD EXTENSION OF THE NORTH LINE OF EAST 18TH STREET WITH THE WESTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY, AFORESAID; THENCE SOUTH 16°42'49" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 215.27 FEET TO THE NORTH LINE OF MEEKER'S ADDITION TO CHICAGO, AFORESAID; THENCE SOUTH 89°58'39" WEST, ALONG SAID NORTH LINE, 2.09 FEET TO THE EASTERLY LINE OF SOUTH CALUMET AVENUE; THENCE SOUTH 16°42'49" EAST, ALONG THE EASTERLY LINE OF SOUTH CALUMET AVENUE, 7.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 16°42'49" EAST, ALONG THE EASTERLY LINE OF SOUTH CALUMET AVENUE, 218.34 FEET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SOUTH CALUMET AVENUE, 57.16 FEET

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BEING THE ARC OF A CIRCLE, CONVEX TO THE EAST, HAVING A RADIUS OF 195.00 FEET

AND WHOSE CHORD BEARS SOUTH 08°18'59" EAST A DISTANCE OF 56.95 FEET; THENCE "SOUTH 00°04'52" WEST, ALONG THE EASTERLY LINE OF SOUTH CALUMET AVENUE, 37.56 FEET; THENCE SOUTH 89°55'08" EAST, 17.06 FEET; THENCE NORTH 73°16'26" EAST, 142.00 FEET TO THE EASTERLY LINE OF SAID TRACT; THENCE NORTH 19°11'14" WEST, ALONG THE EASTERLY LINE OF SAID TRACT, 315.86 FEET; THENCE SOUTH 73°16'26" WEST, 125.53 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, AND DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0623316047, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

NOTE: THE UNDERLYING LAND IS ALSO KNOWN AS: PROPOSED LOT 3 IN CORKY II'S SUBDIVISION, BEING A RESUBDIVISION OF VARIOUS LOTS AND PARTS OF LOTS IN VARIOUS SUBDIVISIONS OF FRACTIONAL SECTION 22, TOGETHER WITH PART OF THE FORMER LANDS OF THE ILLINOIS CENTRAL RAILROAD COMPANY, IN SAID FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-22-310-015-1440

Address of Real Estate: 1841 S Calumet Ave Parking G-246, Chicago, IL 60616

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