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WARRANTY DEED Illinois Statutory

Doc#: 2309555110 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/05/2023 01:54 PM Pg: 1 of 3

Dec ID 20230301683884
ST/CO Stamp 0-284-113-104 ST Tax \$307.50 CO Tax \$153.75
City Stamp 2-147-301-584 City Tax: \$3,228.75

Ln 23027191 1/2 99

Property of Cook County Office

THE GRANTOR(S) Flatlock, LLC, an Illinois Limited Liability Company, 330 West Diversey Parkway, Unit 1404 Chicago, IL 60657, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to James A. Thompson and Linda H McGivern, a divorced man and divorced woman respectively, as tenants in common of 330 West Diversey Parkway, Unit 1404, Chicago, IL 60657, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

PARCEL 1:

UNIT 1404 AS DELINEATED ON SURVEY OF THAT PART OF LOT 6 IN ASSESSORS DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST AND THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST (EXCEPT THEREFROM THAT PART LYING NORTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY);

ALSO

THAT PART OF LOT 7 IN SAID ASSESSOR'S DIVISION WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST, THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST, AND NORTH LINE OF WEST DIVERSEY PARKWAY ON THE SOUTH, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, KNOWN AS TRUST NUMBER 11139, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, OF COOK COUNTY, ILLINOIS, AS DOCUMENT 23400546, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2

REAL ESTATE TRANSFER TAX 04-Apr-2023



CHICAGO: 2,306.25
CTA: 922.50
TOTAL: 3,228.75 *

14-28-206-005-1093 | 20230301683884 | 2-147-301-584

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

REAL ESTATE TRANSFER TAX 04-Apr-2023



COUNTY: 153.75
ILLINOIS: 307.50
TOTAL: 461.25

14-28-206-005-1093 | 20230301683884 | 0-284-113-104

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EASEMENT TO CONSTRUCT, USE AND MAINTAIN PARTY WALL WITH WOODEN PILES AND CONCRETE FOOTINGS, SUCH PILES AND FOOTINGS TO EXTEND NOT MORE THAN 3 FEET 6 INCHES UPON THE HEREINAFTER DESCRIBED LAND, AS CREATED BY PARTY WALL AGREEMENT DATED JANUARY 3, 1956 AND RECORDED JUNE 17, 1957 AS DOCUMENT 16931983, THE CENTER OF SAID PARTY WALL COMMENCING APPROXIMATELY 22 FEET WEST OF THE EAST LOT LINE AND EXTENDING WEST APPROXIMATELY 126 FEET ALONG BOUNDARY LINE BETWEEN ABOVE PARCEL 1 AND THE LAND DESCRIBED AS FOLLOWS: THAT PART OF LOTS 5 AND 6 IN ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST, COMMONWEALTH AVENUE ON THE EAST (EXCEPTING THEREFROM THAT PART LYING SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD WHICH IS 228 FEET 4 3/16THS INCHES NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY AND SAID STRAIGHT LINE PRODUCED WEST TO THE CENTER LINE OF SAID NORTH SHERIDAN ROAD AND PRODUCED EAST TO THE CENTER OF SAID COMMONWEALTH AVENUE), IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2022 and subsequent years

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): 14-28-206-005-1093

Address(es) of Real Estate: 330 West Diversey Parkway, Unit 1404, Chicago, IL 60657

Clerk's Office

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Dated this 23 day of March, 2023

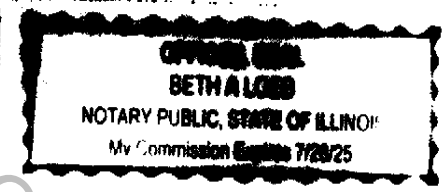
By *Phoebe Turner*
Flatlock, LLC
Phoebe Turner, Member

STATE of IL, COUNTY of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Phoebe Turner, Member of Flatlock, LLC 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 23 Day of March 2023

Beth A Loeb
Notary Public



Prepared by:
Beth Loeb
Beth A Loeb
2130 N. Lincoln Park West, Unit 14 N
Chicago, IL 60614

Mail to:
Brad Cohn
Brad Cohn
Bradley M. Cohn
401 E. Prospect Ave, Suite 106
Mt. Prospect, IL 60056

Name and Address of Taxpayer:
James A. Thompson and Linda H McGivern
330 West Diversey Parkway, Unit 1404
Chicago, IL 60657

Property of Cook County Clerk's Office