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Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY



Doc# 2315625023 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/05/2023 01:54 PM PG: 1 OF 4

THE GRANTOR, Richard P. McArdle, as Trustee of the Richard P. McArdle 2006 Declaration of Trust August 4, 2006, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, Agnieszka Radziszewska and Ryan Thomas McGinnity, wife and husband, as tenants by the entirety, of 445 East Illinois Street, Apt 4105, Chicago, IL 60611, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached Exhibit A.

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes not yet due and payable; acts done by or suffered through Grantee;

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: 17-22-105-050-1081 / 17-22-105-050-1330

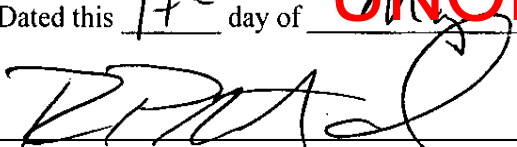
Address of Real Estate: 100 E. 14th Street, Unit 1501, Chicago, IL 60605 + GU-72

[signature on following page]

CT# 22CSA365420LP 11/2/23

Dated this 17th day of May, 2023

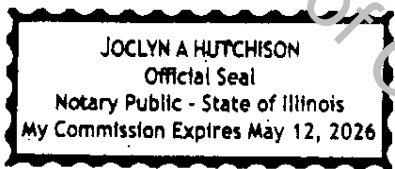
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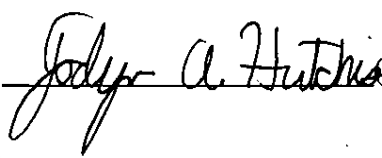

Richard P. McArdle, as Trustee of the Richard P. McArdle 2006 Declaration of Trust August 4, 2006

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Richard P. McArdle, as Trustee of the Richard P. McArdle 2006 Declaration of Trust August 4, 2006, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 17th day of May, 2023






 (Notary Public)

Prepared By: Thompson & Thompson
19 S. LaSalle St., Suite 302
Chicago, Illinois 60603

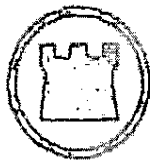
Mail To:
Morton J. Rubin, Esq.
3330 Dundee Road Ste C4
Northbrook, IL 60062

Name & Address of Taxpayer:
Agnieszka Radziszewska and Ryan Thomas McGinnity
100 E. 14th Street, Unit 1501
Chicago, IL 60605

REAL ESTATE TRANSFER TAX		02-Jun-2023
	CHICAGO:	5,100.00
	CTA:	2,040.00
	TOTAL:	7,140.00 *
17-22-105-050-1081 20230501631146 1-580-030-672		
Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		02-Jun-2023
	COUNTY:	340.00
	ILLINOIS:	680.00
	TOTAL:	1,020.00
17-22-105-050-1081 20230501631146 1-043-159-760		

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CHICAGO TITLE
COMPANY

EXHIBIT "A"

Order No.: 23CSA365420LP

For APN/Parcel ID(s): 17-22-105-050-1081 and 17-22-105-050-1330

PARCEL 1:

UNIT 1501 AND GU-72 IN THE 1400 MUSEUM PARK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 6 IN CHARLES SHERMAN'S SUBDIVISION AND LOTS 1 THROUGH 7 IN CHARLES BUSBY'S SUBDIVISION IN SECTION 22, TOWNSHIP 22, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (ALSO KNOWN AS PROPOSED LOT 1 IN THE 1400 MUSEUM PARK RESUBDIVISION), TOGETHER WITH: (AIR RIGHTS PARCEL) THAT PART OF LOT B IN HOUGHTON'S SUBDIVISION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +73.70 FEET ABOVE CHICAGO CITY DATUM, IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 1, 1904 IN BOOK 88 OF PLATS, PAGE 1, AS DOCUMENT NUMBER 3517678, IN COOK COUNTY, ILLINOIS: EXCEPTION PARCEL "A" THAT PART OF LOT 6 IN CHARLES SHERMAN'S SUBDIVISION AND LOTS 1 THROUGH 7 IN CHARLES BUSBY'S SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 35.70 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 7, 43.53 FEET, THENCE NORTH 23.69 FEET; THENCE EAST 10.01 FEET; THENCE NORTH 11.97 FEET; THENCE WEST 7.19 FEET; THENCE NORTH 19.60 FEET; THENCE WEST 1.05 FEET; THENCE NORTH 6.54 FEET; THENCE EAST 0.30 FEET; THENCE NORTH 29.59 FEET; THENCE EAST 7.86 FEET; THENCE NORTH 0.35 FEET; THENCE EAST 14.48 FEET; THENCE NORTH 8.87 FEET; THENCE WEST 16.66 FEET; THENCE NORTH 20.55 FEET; THENCE WEST 1.41 FEET; THENCE NORTH 19.29 FEET; THENCE EAST 9.52 FEET; THENCE NORTH 6.25 FEET; THENCE EAST 7.69 FEET; THENCE NORTH 5.22 FEET; THENCE WEST 2.44 FEET; THENCE NORTH 11.68 FEET; THENCE WEST 18.43 FEET; THENCE NORTH TO THE NORTH LINE OF SAID LOT 6, 22.46 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 29 SECONDS WEST, 42.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST ALONG THE WEST LINE OF SAID LOTS, 186.07 FEET TO THE POINT OF BEGINNING, ALSO THAT PORTION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET CHICAGO CITY DATUM AND LYING BELOW AN INCLINED PLANE PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: THE WEST LINE OF SAID INCLINED PLANE BEGINNING ON THE SOUTH LINE OF SAID LOT 7 WHICH BEARS NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST, 43.53 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 23.69 FEET AT THE ELEVATION OF 35.70 FEET CHICAGO CITY DATUM; THE EAST LINE OF SAID INCLINED PLANE BEGINNING ON THE SOUTH LINE OF SAID LOT 7 WHICH BEARS NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST, 53.55 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 23.69 FEET AT THE ELEVATION OF

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EXHIBIT "A"

(continued)

36.77 FEET CHICAGO CITY DATUM; ALSO THAT PORTION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET CHICAGO CITY DATUM AND LYING BELOW AN INCLINED PLANE PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: THE WEST LINE OF SAID INCLINED PLANE BEGINNING ON THE NORTH LINE OF LOT 6 IN CHARLES SHERMAN'S SUBDIVISION WHICH BEARS NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST, 42.48 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 22.46 FEET AT THE ELEVATION OF 35.70 FEET CHICAGO CITY DATUM; THE EAST LINE OF SAID INCLINED PLANE BEGINNING ON THE NORTH LINE OF LOT 6 WHICH BEARS NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST, 60.91 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 22.46 FEET AT THE ELEVATION OF 32.64 FEET CHICAGO CITY DATUM; ALSO THAT PORTION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 27.15 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST ALONG THE SOUTH LINE OF LOT 7, 43.53 FEET; THENCE NORTH 23.69 FEET; THENCE EAST 10.02 FEET; THENCE NORTH 11.97 FEET; THENCE WEST 7.19 FEET, THENCE NORTH 19.60 FEET; THENCE WEST 11.05 FEET; THENCE NORTH 6.54; THENCE EAST 0.30 FEET; THENCE NORTH 29.59 FEET; THENCE EAST 7.86 FEET; THENCE NORTH 0.35 FEET; THENCE EAST 14.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH 8.87 FEET; THENCE 3.70 FEET; THENCE SOUTH 8.87 FEET; THENCE WEST 3.70 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. (EXCEPTION PARCEL "A" ALSO KNOWN AS PROPOSED LOT 2 IN THE 1400 MUSEUM PARK SUBDIVISION.) EXCEPTION PARCEL "B" THAT PART OF LOT 6 IN SHERMAN'S SUBDIVISION AND LOTS 1 THROUGH 7 IN CHARLES BUSBY'S SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14; EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.94 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 27.45 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ALONG THE EAST LINE OF SAID LOTS, 52.81 FEET TO THE POINT OF BEGINNING; THENCE WEST 24.92 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 21.73 FEET, AN ARC LENGTH OF 5.62 FEET, A CHORD DISTANCE OF 5.67 FEET, AND CHORD BEARING NORTH 07 DEGREES 24 MINUTES 38 SECONDS WEST TO A POINT OF TANGENCY; THENCE NORTH 48.18 FEET; THENCE EAST TO THE EAST LINE OF SAID LOTS 25.66 FEET; THENCE SOUTH 53.74 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS (EXCEPTION PARCEL "B" ALSO KNOWN AS PROPOSED LOT 3 IN THE 1400 MUSEUM PARK RESUBDIVISION);

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0812216018, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-81, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0812216018.