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Doc#: 2318849017 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/07/2023 09:30 AM Pg: 1 of 5

Dec ID 20230601659284
ST/CO Stamp 1-657-859-792 ST Tax \$910.00 CO Tax \$455.00
City Stamp 0-863-399-632 City Tax: \$9,555.00

WARRANTY DEED

FIRST AMERICAN TITLE
FILE # 3157719

Jason Jamel, married to **Karima Shabana**, 2656 N. Hermitage Ave., Chicago, IL 60614 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **Mingliang Li and Yining Chen**, husband and wife, 514 N. Peshtigo Ct., Chicago, IL 60611 ("Grantee"), as tenants by the entirety, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 14-30-403-214-0000

Address of Real Estate: 2656 N. Hermitage Ave., Chicago, IL 60614

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

LOT TH-38 IN HARTLAND PARK II SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 AND LOT 3 IN THE NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 2007 AS DOCUMENT NUMBER 0720422066, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HARTLAND PARK II TOWNHOMES RECORDED AUGUST 1, 2007 AS DOCUMENT NUMBER 0721315129 FOR SUPPORT, PARTY WALLS, UTILITIES, ACCESS AND PUBLIC SERVICES, AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR HARTLAND PARK II TOWNHOMES RECORDED AS DOCUMENT NUMBER 0721315129, FOR ACCESS TO AND USE OF TH-STAIR-6 AND TH-STAIR-7.

PARCEL 4:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR HARTLAND PARK MASTER HOMEOWNERS ASSOCIATION, RECORDED OCTOBER 11, 2005 AS DOCUMENT NUMBER 0528418110, AND RECORDED TO CORRECT THE LEGAL DESCRIPTION ON OCTOBER 12, 2005 AS DOCUMENT NUMBER 0528527077, AND AS AMENDED FROM TIME TO TIME, AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

PARCEL 5:

THE FOLLOWING EASEMENTS AS CREATED BY GRANT OF EASEMENTS DATED JANUARY 24, 1968 AND RECORDED FEBRUARY 14, 1968 AS DOCUMENT 20404465 MADE BY AND AMONG AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 25629, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 25630, JOSEPH R. RIZZO AND MARY L. RIZZO, HIS WIFE AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 25628, SAID EASEMENTS BEING DESCRIBED AS FOLLOWS:

EASEMENT E.I:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 2, 3 AND 4 AFORESAID OVER, ACROSS AND UPON THAT PART OF LOT OR BLOCK 3, TOGETHER WITH THAT PART OF VACATED NORTH HERMITAGE AVENUE LYING EAST OF AND ADJOINING SAID LOT OR BLOCK 3, ALL IN NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDED WITH A PARCEL OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 26 FEET OF SAID VACATED NORTH HERMITAGE AVENUE WITH THE NORTH LINE OF WEST WRIGHTWOOD AVENUE, AND RUNNING THENCE NORTH ALONG SAID EAST LINE OF THE WEST 26 FEET, A DISTANCE OF 80 FEET; THENCE NORTHEASTWARDLY A DISTANCE OF 59.94 FEET TO A POINT WHICH IS 39 FEET EAST FROM THE WEST LINE OF SAID VACATED NORTH HERMITAGE AVENUE AND 138.50 FEET NORTH FROM SAID NORTH LINE OF WEST WRIGHTWOOD AVENUE; THENCE NORTHWESTWARDLY A DISTANCE OF 92.59 FEET TO A POINT ON THE EAST LINE OF SAID WEST 26 FEET WHICH IS 230 FEET NORTH FROM SAID NORTH LINE OF WEST WRIGHTWOOD AVENUE; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 26 FEET A DISTANCE OF 280.15 FEET TO THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 26 FEET AFORESAID, WITH A WESTWARD EXTENSION OF THE CENTER LINE OF THE SOUTH WALL (MEASURING 12 1/2 INCHES IN THICKNESS), OF A ONE STORY BRICK BUILDING SITUATED UPON LOT OR BLOCK 2 IN SAID NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION; THENCE WEST ALONG SAID WESTWARD EXTENSION OF THE CENTER LINE OF SAID BRICK WALL A DISTANCE OF 41.32 FEET TO A POINT ON THE WEST LINE OF THE EAST 15.32 FEET OF SAID LOT OR BLOCK 3 WHICH IS 509.88 FEET NORTH FROM THE SOUTH LINE OF SAID LOT OR BLOCK

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3; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 15.32 FEET OF SAID LOT OR BLOCK 3, A DISTANCE OF 74.88 FEET TO THE NORTH LINE OF THE SOUTH 435 FEET SAID LOT OR BLOCK 3; THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 435 FEET OF SAID LOT OR BLOCK 3 A DISTANCE OF 0.32 FEET TO A POINT WHICH IS 15 FEET WEST FROM THE EAST LINE OF SAID LOT OR BLOCK 3; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 21.29 FEET TO A POINT ON THE EAST LINE OF SAID LOT OF BLOCK 3 WHICH IS 420 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID LOT OR BLOCK 3; THENCE SOUTH ALONG SAID EAST LINE OF LOT OR BLOCK 3, A DISTANCE OF 290 FEET TO THE SOUTH FACE OF A BRICK BUILDING WHICH IS 130 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID LOT OR BLOCK 3; THENCE EAST ALONG AN EASTWARD EXTENSION OF THE LINE OF SAID SOUTH FACE OF SAID BRICK BUILDING, A DISTANCE OF 14 FEET; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 14 FEET OF SAID VACATED NORTH HERMITAGE AVENUE, A DISTANCE OF 130.02 FEET TO ITS INTERSECTION WITH SAID NORTH LINE OF WEST WRIGHTWOOD AVENUE, AND THENCE EAST ALONG SAID NORTH LINE, A DISTANCE OF 12 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EASEMENT E.II:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 3 AND 4 AFORESAID OVER, ACROSS AND UPON THAT PART OF LOT OR BLOCK 3 IN NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF THE EAST 15.32 FEET OF SAID LOT OR BLOCK 3, AT A POINT 509.88 FEET NORTH FROM THE SOUTH LINE OF SAID LOT OR BLOCK 3 AND RUNNING THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 509.99 FEET OF SAID LOT OR BLOCK 3, A DISTANCE OF 40 FEET; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 69.07 FEET TO A POINT ON SAID WEST LINE OF THE EAST 15.32 FEET OF SAID LOT OR BLOCK 3, WHICH IS 453.88 FEET NORTH FROM THE SOUTH LINE OF SAID LOT OR BLOCK 3, AND THENCE NORTH ALONG THE WEST LINE OF THE EAST 15.32 FEET AFORESAID, A DISTANCE OF 56.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

EASEMENT E.III:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 3 AND 4 AFORESAID OVER, ACROSS AND UPON THE WEST 20 FEET OF THE EAST 55.32 FEET OF THE NORTH 228.08 FEET OF THE SOUTH 737.96 FEET OF LOT OR BLOCK 3 IN NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EASEMENT E.V:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 3 AND 4 AFORESAID OVER, ACROSS AND UPON THAT PART OF LOT OR BLOCK 3 IN NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 15.32 FEET OF SAID LOT OR BLOCK 3 WITH A WESTWARD EXTENSION OF THE SOUTH LINE OF THE NORTH 247 FEET OF LOT OR BLOCK 2 IN NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION (SAID POINT OF INTERSECTION BEING 868.96 FEET NORTH FROM THE SOUTH LINE OF SAID LOT OR BLOCK 3) AND RUNNING THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 868.96 FEET OF SAID LOT OR BLOCK 3, A DISTANCE OF 60 FEET; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 75.32 FEET OF SAID LOT OR BLOCK 3, A DISTANCE OF 30 FEET; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 838.96 FEET OF SAID LOT OR BLOCK 3, A DISTANCE OF 60 FEET; AND THENCE NORTH ALONG THE WEST LINE OF SAID EAST 15.32 FEET OF SAID LOT OR BLOCK 3, A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EASEMENT E.VII:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 3 AND 4 AFORESAID TOGETHER WITH AN EASEMENT FOR THE OPERATION, MAINTENANCE, REPAIR, INSPECTION AND REPLACEMENT OF EXISTING TELEPHONE, ELECTRIC, GAS WATER, SEWER AND SPRINKLER SYSTEM LINES AND INSTALLATION OVER, ACROSS AND UPON THAT PART OF LOT OR BLOCK 3 IN NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 15.32 FEET OF SAID LOT OR BLOCK 3 WITH A WESTWARD EXTENSION OF THE SOUTH LINE OF THE NORTH 247 FEET OF LOT OR BLOCK 3, IN NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION (SAID POINT OF INTERSECTION BEING 868.96 FEET NORTH FROM THE SOUTH LINE OF SAID LOT OR BLOCK 3) AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF

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SAID EAST 15.32 FEET OF SAID LOT OR BLOCK 3, A DISTANCE OF 30 FEET; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 838.96 FEET OF SAID LOT OR BLOCK 3, A DISTANCE OF 15.32 FEET MORE OR LESS TO THE EAST LINE OF SAID LOT OR BLOCK 3; THENCE NORTH ALONG THE EAST LINE OF SAID LOT OR BLOCK 3, A DISTANCE OF 30 FEET, AND THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 868.96 FEET OF SAID LOT OR BLOCK 3, A DISTANCE OF 15.32 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EASEMENT E.VIII:

EASEMENT FOR THE OPERATION, MAINTENANCE, REPAIR, INSPECTION AND REPLACEMENT OF EXISTING TELEPHONE, ELECTRIC, GAS WATER, SEWER AND SPRINKLER SYSTEM LINE AND INSTALLATIONS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 2, 3 AND 4 OVER, ACROSS AND UPON ALL THAT PART OF THE WEST 36 FEET OF VACATED HERMITAGE AVENUE LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF PARCEL 2 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE LAND LEGALLY DESCRIBED AS FOLLOWS:

THE WEST 18.00 FEET OF THE EAST 140.00 FEET OF THE EAST 140.00 FEET OF THE SOUTH 675.00 FEET OF LOT 2 IN THE NORTHWESTERN TERFA COTTA COMPANY'S RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AS GRANTED BY THE RECIPROCAL EASEMENT AGREEMENT DATED AS OF FEBRUARY 28, 2006 AND RECORDED MARCH 10, 2006 AS DOCUMENT 0606945115, AND AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED AUGUST 1, 2007 AS DOCUMENT 0721315128 MADE BY AND BETWEEN HARTLAND PARK II LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND THE COLUMBIA PLACE SOUTH HOME OWNERS' ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION.

PARCEL 7:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE "PAULINA-SCHUBERT EASEMENT PARCEL", AS MORE PARTICULARLY DEFINED, DESCRIBED AND GRANTED IN THE DECLARATION OF OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE PAULINE-SCHUBERT HOMEOWNERS' ASSOCIATION, RECORDED SEPTEMBER 29, 2006 AS DOCUMENT NUMBER 0627216066, MADE BY AND BETWEEN PAULINEA-SCHUBERT ASSOCIATES, LLC, AND WRIGHTWOOD-PAULINA II, LLC.

Permanent Index #'s: 14-30-403-214-0000

Property Address: 2656 North Hermitage Avenue, Chicago, Illinois 60614