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Warranty Deed

ILLINOIS

Doc#: 2321613264 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/04/2023 12:52 PM Pg: 1 of 3

Dec ID 20230801688852
ST/CO Stamp 1-243-015-632 ST Tax \$292.50 CO Tax \$146.25
City Stamp 0-791-538-128 City Tax: \$3,071.25

Above Space for Recorder's Use Only

THE GRANTOR(S) Ashutosh R. Kale and Shilpa A. Kale of the City of Chicago, County of Cook, State of IL for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Franklin Parker, Angelo Perry of Lake in the Hills, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-22-110-100-1191, 17-22-110-100-1417

Address(es) of Real Estate: 1322 South Prairie Ave, Unit 1709, Chicago, IL 60605

The date of this deed of conveyance is this 26 day of _____, 2023.

Ashutosh R. Kale

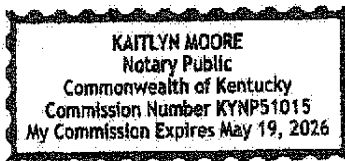
Ashutosh R. Kale

Shilpa A. Kale

Shilpa A. Kale

State of Kentucky, County of Jefferson. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ashutosh R. Kale and Shilpa A. Kale personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(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 26 day of July, 2023.



Kaitlyn Moore
Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 1322 South Prairie Ave, Unit 1709, Chicago, IL 60605

Legal Description:

Parcel 1

Unit 1709 and GU-197 the Tower 1 Residences Condominiums, as delineated on a survey of the following described real estate:

That part of Lot 1 in Conor's Subdivision, being a Subdivision of part of fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows:

Beginning at the Northwest corner of said Lot 1; Thence South 00 degrees 01 minutes 19 seconds West along the West line of said Lot 1, said West line being the East line of S. Indiana Avenue per Document 93954909, 133.49 feet; Thence South 89 degrees 58 minutes 41 seconds East, a distance of 85.82 feet to the point of beginning;

Thence continuing South 89 degrees 58 minutes 41 seconds East, a distance of 131.44 feet; Thence South 00 degrees 00 minutes 00 seconds east, a distance of 217.49 feet; Thence North 89 degrees 58 minutes 41 seconds West, a distance of 131.52 feet; Thence North 00 degrees 01 minutes 19 seconds East, a distance of 217.49 feet to the point of beginning, all in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded as Document 0020457530 together with an undivided percentage interest in the common elements.

Parcel 2:

Non-exclusive easements for the benefit of Parcel 1 for pedestrian and vehicular ingress and egress over the following described land:

That part of Lots 1, 2, 3 and 4, taken as a tract, in Conor's Subdivision, being a Subdivision of part of the fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, as described as follows:

Easement Parcel A:

The North 50.0 feet of Lot 1 in Conor's Subdivision, being a Subdivision of part of fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Easement Parcel B:

That part of Lots 1, 2, 3 and 4 in Conor's Subdivision, being a Subdivision of part of fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows:

Commencing at the Northwest corner of said Lot 1; Thence South 00 degrees 01 minutes 19 seconds West along the West line of said Lot 1, a distance of 50.0 feet; Thence North 89 degrees 58 minutes 42 seconds East, a distance of 217.22 feet to the point of beginning; Thence continuing North 89 degrees 58 minutes 42 seconds East, a distance of 47.0 feet; Thence South 00 degrees 00 minutes 00 seconds East, a distance of 166.35 feet;

Thence North 90 degrees 00 minutes 00 seconds East, a distance of 118.63 feet; Thence South 00 degrees 00 minutes 00 seconds East, a distance of 50.12 feet; Thence North 90 degrees 00 minutes 00 seconds East, a distance of 18.48 feet; Thence South 00 degrees 00 minutes 00 seconds East, a distance of 65.30 feet; Thence North 90 degrees 00 minutes 00 seconds West, a distance of 18.48 feet; Thence South 00 degrees 00 minutes 00 seconds East, a distance of 264.62 feet to a point in the South line of said Lots 2 and 3, said South line being the North line of E. 14th street extension per Document No. 96189122; Thence North 89 degrees 58 minutes 41 seconds West along the last described line, a distance of 46.0 feet; Thence North 00 degrees 00 minutes 00 seconds West, a distance of 211.03 feet; Thence North 90 degrees 00 minutes 00 seconds West, a distance of 52.0 feet; Thence South 00 degrees 00 minutes 00 seconds East, a distance of 51.01 feet; Thence North 89 degrees 58 minutes 41 seconds West, a distance of 5.0 feet; Thence North 00 degrees 00 minutes 00 seconds West, a distance

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of 60.86 feet; Thence North 89 degrees 58 minutes 41 seconds West, a distance of 215.40 feet; Thence South 00 degrees 01 minutes 19 seconds West, a distance of 12.0 feet; Thence North 89 degrees 58 minutes 41 seconds West, a distance of 23.33 feet; Thence North 00 degrees 01 minutes 19 seconds East, a distance of 23.33 feet; Thence South 89 degrees 58 minutes 41 seconds East, a distance of 8.0 feet; Thence North 00 degrees 01 minutes 19 seconds East, a distance of 261.42 feet; Thence North 89 degrees 58 minutes 41 seconds West, a distance of 8.0 feet; Thence North 00 degrees 01 minutes 19 seconds East, a distance of 23.33 feet; Thence South 89 degrees 58 minutes 41 seconds East, a distance of 23.33 feet; Thence South 00 degrees 01 minutes 19 seconds West, a distance of 12.0 feet; Thence South 89 degrees 58 minutes 41 seconds East, a distance of 150.66 feet; Thence North 00 degrees 00 minutes 00 seconds West, a distance of 51.36 feet to the point of beginning, (excepting therefrom the following described 2 Parcels of land:

Exception Parcel 1:

Beginning at a point 90.16 feet North and 85.82 feet East of the Southwest corner of said Lot 1; Thence North 00 degrees 01 minutes 19 seconds East, a distance of 217.49 feet; Thence South 89 degrees 58 minutes 41 seconds East, a distance of 131.44 feet; Thence South 00 degrees 00 minutes 00 seconds East, a distance of 217.49 feet; Thence North 89 degrees 58 minutes 41 seconds West, a distance of 131.52 feet to the point of beginning.

Exception Parcel 2:

Beginning at a point 85.39 feet North and 227.34 feet East of the Southwest Corner of said Lot 1; Thence North 00 degrees 00 minutes 00 seconds West, a distance of 74.58 feet; Thence North 90 degrees 00 minutes 00 seconds East, a distance of 108.63 feet; Thence South 00 degrees 00 minutes 00 seconds East, a distance of 74.58 feet; Thence South 90 degrees 00 minutes 00 seconds West, a distance of 108.63 feet to the point of beginning), all in Cook County, Illinois.

Easement Parcel C:

The South 5.0 feet of the West 280.0 feet of Lot 1 in Conor's Subdivision, being a Subdivision of part of fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois) in Cook County, Illinois.

Said easements created by grant of access easements made by Museum Park East, L.L.C. recorded April 22, 2002 as Document 0020457528;

Parcel 3:

The exclusive right to use Storage Space S-191, a limited common element as delineated on a survey attached to the Declaration of Condominium recorded as Document 0020457530.

This instrument was prepared by:
Migdal Law Group
29 E Madison St, Ste 1200A
Chicago, IL 60602

Send subsequent tax bills to:
Franklin Parker
1322 South Prairie Ave, Unit 1709
Chicago, IL 60605

Mail recorded document to:
Franklin Parker
1322 South Prairie Ave, Unit 1709
Chicago, IL 60605