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WARRANTY DEED Illinois Statutory

Chicago Title
23LS03929NA

Doc#: 2321929115 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/07/2023 02:50 PM Pg: 1 of 3

Dec ID 20230701673201
ST/CO Stamp 1-140-269-520 ST Tax \$1,304.00 CO Tax \$652.00
City Stamp 0-698-294-736 City Tax: \$13,692.00

THE GRANTOR(S) Susan Wagner, *Unmarried*
Of 2643 N Hermitage Ave, Unit 101N, Chicago, IL 60614, for and in consideration of ten dollars
(\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to
Karen Pierce, *as Trustee of the Trust agreement of Karen L. Pierce*
of *UAD June 7, 2019*, all interest in the following
described Real Estate situated in the County of Cook in the State of IL, to wit:

PARCEL 1: UNIT NUMBER 2643-101 AND P-4 IN THE NORWETA ROW CONDOMINIUM ASSOCIATIONS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARCEL C-1: THAT PART OF LOT OR BLOCK 2 TOGETHER WITH THAT PART OF VACATED NORTH HERMITAGE AVENUE LYING WEST OF AND ADJOINING SAID LOT OR BLOCK 2, 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, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 20.50 FEET ABOVE CHICAGO CITY DATUM, AND INCLUDED WITHIN A PARCEL OF LAND WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF THE EAST 140 FEET OF SAID LOT OR BLOCK 2, AT THE POINT OF INTERSECTION OF SAID WEST LINE WITH AN EASTWARD EXTENSION OF THE CENTER LINE OF THE SOUTH WALL (MEASURING 12 1/2 INCHES IN THICKNESS), OF A ONE STORY BRICK BUILDING, SAID POINT OF INTERSECTION BEING 604.54 FEET SOUTH FROM THE NORTH LINE OF SAID LOT OR BLOCK 2, AND RUNNING THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 140 FEET OF SAID LOT OR BLOCK 2, A DISTANCE OF 240.33 FEET; THENCE SOUTH 90°00'00" WEST 7.50 FEET; THENCE SOUTH 00°00'00" EAST 7.17 FEET; THENCE SOUTH 90°00'00" WEST 26.10 FEET; THENCE SOUTH 00°00'00" EAST 1.00 FEET; THENCE SOUTH 90°00'00" WEST 6.06 FEET; THENCE NORTH 00°00'00" WEST 11.00 FEET; THENCE SOUTH 90°00'00" WEST 12.00 FEET; THENCE SOUTH 00°00'00" EAST 7.84 FEET; THENCE SOUTH 90°00'00" WEST 57.77 FEET; THENCE SOUTH 00°00'00" EAST 7.96 FEET; THENCE SOUTH 90°00'00" WEST 81.47 FEET TO THE EAST LINE OF LOT OR BLOCK 3 IN SAID NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION; THENCE NORTH 00°00'05" WEST ALONG THE EAST LINE OF SAID LOT OR BLOCK 3, (BEING ALSO THE WEST LINE OF SAID VACATED NORTH HERMITAGE AVENUE) A DISTANCE OF 253.45 FEET TO ITS INTERSECTION WITH A WESTWARD EXTENSION OF SAID CENTER LINE OF THE SOUTH WALL OF A ONE STORY BRICK BUILDING, AND THENCE EAST ALONG SAID WESTWARD EXTENSION, ALONG THE

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CENTER LINE OF SAID WALL, AND ALONG AN EASTWARD EXTENSION OF SAID CENTER LINE, A DISTANCE OF 191.12 FEET TO THE POINT OF BEGINNING;

PARCEL C-2: THAT PART OF LOT OR BLOCK 2 TOGETHER WITH THAT PART OF VACATED NORTH HERMITAGE AVENUE LYING WEST OF AND ADJOINING SAID LOT OR BLOCK 2, 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, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 20.50 FEET ABOVE CHICAGO CITY DATUM, AND INCLUDED WITHIN A PARCEL OF LAND WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF THE EAST 140 FEET OF SAID LOT OR BLOCK 2, AT THE POINT OF INTERSECTION OF SAID WEST LINE WITH AN EASTWARD EXTENSION OF THE CENTER LINE OF THE SOUTH WALL (MEASURING 12 1/2 INCHES IN THICKNESS), OF A ONE STORY BRICK BUILDING, SAID POINT OF INTERSECTION BEING 604.54 FEET SOUTH FROM THE NORTH LINE OF SAID LOT OR BLOCK 2, AND RUNNING THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 140 FEET OF SAID LOT OR BLOCK 2, A DISTANCE OF 240.33 FEET; THENCE SOUTH 90°00'00" WEST 7.50 FEET; THENCE SOUTH 00°00'00" EAST 7.17 FEET; THENCE SOUTH 90°00'00" WEST 26.10 FEET; THENCE SOUTH 00°00'00" EAST 1.00 FEET; THENCE SOUTH 90°00'00" WEST 6.06 FEET; THENCE NORTH 00°00'00" WEST 11.00 FEET; THENCE SOUTH 90°00'00" WEST 11.36 FEET; THENCE SOUTH 00°00'00" EAST 7.50 FEET; THENCE SOUTH 90°00'00" WEST 58.40 FEET; THENCE SOUTH 00°00'00" EAST 8.30 FEET; THENCE SOUTH 90°00'00" WEST 81.47 FEET TO THE EAST LINE OF LOT OR BLOCK 3 IN SAID NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION; THENCE NORTH 00°00'05" WEST ALONG THE EAST LINE OF SAID LOT OR BLOCK 3, (BEING ALSO THE WEST LINE OF SAID VACATED NORTH HERMITAGE AVENUE) A DISTANCE OF 253.45 FEET TO ITS INTERSECTION WITH A WESTWARD EXTENSION OF SAID CENTER LINE OF THE SOUTH WALL OF A ONE STORY BRICK BUILDING, AND THENCE EAST ALONG SAID WESTWARD EXTENSION, ALONG THE CENTER LINE OF SAID WALL, AND ALONG AN EASTWARD EXTENSION OF SAID CENTER LINE, A DISTANCE OF 191.12 FEET TO THE POINT OF BEGINNING. WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 8, 2018 AS DOCUMENT NUMBER 1822018116 AND AMENDMENT RECORDED NOVEMBER 30, 2018 AS DOCUMENT NUMBER 1833416047 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF BALCONY, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1818034025. PARCEL 3: NON-EXCLUSIVE EASEMENTS AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR 2611 N. HERMITAGE AVENUE, AND 2633-2643 N. HERMITAGE AVENUE AS AMENDED FROM TIME TO TIME CREATED BY BORDER 1730 WW CONDOMINIUM LLC AND RECORDED JUNE 29, 2018 AS DOCUMENT NUMBER 1818034025 PARCEL 4: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY GRANT OF EASEMENTS DATED AS OF SEPTEMBER 19, 2014, AND RECORDED SEPTEMBER 22, 2014, AS DOCUMENT 1426518052, MADE BY AND BETWEEN HARTLAND PARK MASTER HOMEOWNERS' ASSOCIATION AND CHICAGO TITLE LAND TRUST COMPANY IN ITS CAPACITY AS TRUSTEE (AS SUCCESSOR TO LASALLE BANK NATIONAL ASSOCIATION) UNDER THAT CERTAIN TRUST AGREEMENT DATED MAY 16, 1986, AND KNOWN AS TRUST NO. 111099, OVER THE LAND KNOWN AS THE "HERMITAGE NORTH PARCEL" AND "SCHUBERT EASEMENT PARCEL" AND "HARTLAND PORTION OF THE HERMITAGE SOUTH PARCEL" AS FURTHER DESCRIBED IN EXHIBIT C ATTACHED THERETO.

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SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2022 Second Installment 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): 14-30-403-273-1001, 14-30-403-273-1020
Address(es) of Real Estate: 2643 N Hermitage Ave, Unit 101N, Chicago, IL 60614

Dated this 12th day of July, 2023.

By [Signature]
Susan Wagner

STATE of Illinois, COUNTY of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Susan Wagner 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 12th Day of July 2023

[Signature]
Notary Public



Prepared by:
Michael Mazek
Mazek Law Group LLC
3805 N. Lincoln Avenue
Chicago, IL 60613

Mail to:

Karen Pierce Trst
2643 N Hermitage Ave
Unit 101N
Chicago, IL 60614

Name and Address of Taxpayer:

Karen Pierce Trst
2643 N Hermitage Ave
Unit 101N
Chicago, IL 60614

REAL ESTATE TRANSFER TAX		17-Jul-2023
	COUNTY:	652.00
	ILLINOIS:	1,304.00
	TOTAL:	1,956.00
14-30-403-273-1001 20230701673201		1-10-269-520

REAL ESTATE TRANSFER TAX		17-Jul-2023
	CHICAGO:	9,780.00
	CTA:	3,912.00
	TOTAL:	13,692.00 *
14-30-403-273-1001 20230701673201		0-698-294-736

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