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Doc#: 2327506066 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/02/2023 10:13 AM Pg: 1 of 3

Dec ID 20230901620573
ST/CO Stamp 0-740-994-512 ST Tax \$1,025.00 CO Tax \$512.50
City Stamp 1-170-157-008 City Tax: \$10,762.50

P723-9492Y 1/2

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS):

Sheldon H. Beugen
3210 S. Green St.
Chicago, IL 60608 and
Sara Anne Beugen
1708 N. Hudson Ave.
Chicago, IL 60614

(The Above Space for Recorder's Use Only)

THE GRANTORS Sheldon H. Beugen, a single man, of 3210 S. Green St., Chicago, IL 60608 and Sara Anne Beugen, a single woman, of 1708 N. Hudson Ave., Chicago, IL 60614 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Nicholas Petersen, a single man, of 1935 Alport St Chicago IL 60640, in fee simple forever, the following described real estate situated in the County of , in the State of Illinois, to wit:

LEGAL DESCRIPTION:

PARCEL 1: UNIT 2N IN THE CA III CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 8, BOTH INCLUSIVE, TOGETHER WITH THE NORTH AND SOUTH ALLEY (NOW VACATED) LYING EAST OF LOTS 2 AND 8 AND LYING WEST OF LOTS 1, 3, 4, 5, 6, AND 7 (EXCEPTING THEREFROM THAT PART LYING WEST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 8 AT A POINT BEING 150 FEET WEST OF THE NORTHWEST CORNER OF THE INTERSECTION OF WEST ADAMS STREET AND SOUTH ABERDEEN STREET TO A POINT ON THE NORTH LINE OF SAID LOT 2) TAKEN AS A TRACT OF LAND IN ASSESSOR'S DIVISION OF THE SOUTH 1/2 OF BLOCK 12 (EXCEPT THE WEST 200 FEET THEREOF) IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THAT PART LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.29 CHICAGO CITY DATUM WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES, 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 8.40 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS

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EAST, 1.36 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECOND EAST, 17.52 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 17.88 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 17.20 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 4.25 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 8.72 FEET TO THE SOUTH LINE OF SAID TRACT (THE SOUTH LINE OF SAID TRACT ALSO BEING THE NORTH LINE OF W. ADAMS STREET); THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 14.99 FEET TO THE PLACE OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS;
WHICH SURVEY IS ATTACHED TO AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 1, 2014 AS DOCUMENT NUMBER 1418216002, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-39 AND STORAGE UNIT SL-128-2N, EACH A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AND ANY PLAT OF SURVEY ATTACHED THERETO AFORESAID.

PARCEL 3:

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENT FOR 1100 W. ADAMS, CHICAGO, IL 60607 DATED JUNE 30, 2014 AND RECORDED JULY 7, 2014 AS DOCUMENT NUMBER 1418816060, AS PARTICULARLY DESCRIBED AND DEFINED THEREIN.

Permanent Index Number(s): 17-17-210-114-1010

Property Address: 128 S. Aberdeen St., Unit 2N, Chicago, IL 60607

This is NOT Homestead property as to Sheldon H. Beugen.

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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Dated this 6 day of Sept, 2023.

Sheldon H. Beugen

Sara Anne Beugen

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sheldon H. Beugen and Sara Anne Beugen personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 06 day of Sp, 2023.



Notary Public

THIS INSTRUMENT PREPARED BY
Julia S. Bruce, Attorney at Law
Bruce Law Office, LLC
3903 Rockspur Trail
Crystal Lake, IL 60012

MAIL TO:

Nicholas Petersen
128 S. Aberdeen St., Unit 2N
Chicago, IL 60607

SEND SUBSEQUENT TAX BILLS TO:

Nicholas Petersen
128 S. Aberdeen St., Unit 2N
Chicago, IL 60607