

# UNOFFICIAL COPY



\*2331015045U\*

Doc# 2331015045 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/06/2023 02:26 PM PG: 1 OF 6

## Warranty Deed

ILLINOIS

*Above Space for Recorder's Use Only*

THE GRANTOR(S) CHRISTINE PICERNO, a married woman and NORIS ARIA, an unmarried woman, for and in consideration of TEN and 00/100 DOLLARS, and other good valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to RAJSEKHAR KADIYALA, a single person, of 1160 South Michigan Avenue, #1105, Chicago, IL 60605, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: (See page 3 for legal description attached here and made part hereof.), 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 2022 and subsequent years; Covenants, conditions, and restrictions of record, if any;

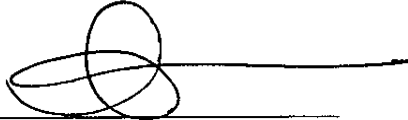
Permanent Real Estate Index Number(s): 17-22-105-050-1440

Address(es) of Real Estate: 100 EAST 14TH STREET, GU 184  
CHICAGO, IL 60605

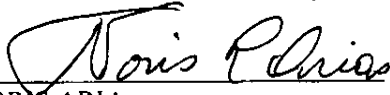
The date of this deed of conveyance is 10/31, 2023

\* THIS IS NOT A HOMESTEAD PROPERTY \*

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CHRISTINE PICERNO



NORIS ARIA

State of Florida, County of collier ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, CHRISTINE PICERNO AND NORIS ARIA, 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.

(Impress Seal Here)

Given under my hand and official seal on October 26<sup>th</sup> 2023.

(My Commission Expires 02/14/26)

Notary Public



JES ISPIETO  
Commission # 14126175  
Expires February 14, 2026

<p>This instrument was prepared by:</p> <p>Daniel F. Stern, Esq. Stern Law LLC 200 S. Wacker Dr., Ste. 726 Chicago, IL 60606</p>	<p>Send subsequent tax bills to:</p> <p>RAJSEKHAR KADIYALA <u>1160 S. Michigan Ave</u> <u>#1105</u> <u>Chicago, IL 60605</u></p>	<p>Recorder-mail recorded document to:</p> <p><u>Rajsekhar Kadiyala</u> <u>1160 S. Michigan Ave</u> <u>Unit 1105</u> <u>Chicago, IL 60605</u></p>
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## LEGAL DESCRIPTION:

### PARCEL 1:

UNIT GU-184 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 39 NORTH, 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, EXCEPTING THEREFROM THE PARCELS NOTED AS EXCEPTION PARCEL "A" AND EXCEPTION PARCEL "B" DESCRIBED BELOW, 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°57'29" EAST ALONG THE SOUTH LINE OF SAID 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 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 3.22 FEET;

THENCE WEST 2.44 FEET; THENCE NORTH 11.68 FEET; THENCE WEST 18.41 FEET;

THENCE NORTH TO THE NORTH LINE OF SAID LOT 6, 22.46 FEET; THENCE SOUTH 89°57'29" WEST, 42.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 6;

THENCE SOUTH 00°00'41" 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°57'29" 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°57'29" EAST, 53.55 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE NORTH 23.69 FEET AT THE ELEVATION OF 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:

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THE WEST LINE OF SAID INCLINED PLANE BEGINNING ON THE NORTH LINE OF LOT 6 IN CHARLES SHERMAN'S SUBDIVISION WHICH BEARS NORTH 89°57'29" 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°57'29" EAST, 60.91 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; 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°57'29" 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 1.05 FEET; THENCE NORTH 16.54 FEET; THENCE EAST 0.30 FEET; THENCE NORTH 29.59 FEET; THENCE EAST 7.85 FEET; THENCE NORTH 0.35 FEET; THENCE EAST 14.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH 8.87 FEET; THENCE EAST 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 RESUBDIVISION.)

## 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°00'58" 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 5.61 FEET, AND CHORD BEARING NORTH 77°21'38" 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, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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17-22-105-050-1440 | 20231101664500 | 1-961-301-968  
Total does not include any applicable penalty or interest due.

CHICAGO:	150.00
CTA:	60.00
TOTAL:	210.00 *

COOK COUNTY CLERK OFFICE  
 RECORDING DIVISION  
 118 N. CLARK ST. ROOM 120  
 CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

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 RECORDING DIVISION  
 118 N. CLARK ST. ROOM 120  
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CHICAGO, IL 60602-1387



17-22-105-050-1440

20231101664500

0-139-270-096

COUNTY:	10.00
ILLINOIS:	20.00
TOTAL:	30.00