

# UNOFFICIAL COPY

Doc#: 2331306140 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/09/2023 11:17 AM Pg: 1 of 5

Dec ID 20231001663128  
ST/CO Stamp 0-376-510-416 ST Tax \$379.00 CO Tax \$189.50  
City Stamp 1-718-687-696 City Tax: \$3,979.50

## WARRANTY DEED

The Grantor Ricky A. Walton aka Rickey A Walton nka Richard A. Walton [single] of Chicago County of Cook State of Illinois for and in consideration of Ten Dollars and other good and valuable consideration in hand paid CONVEYS and WARRANTS to Cici Shannon [single] the following described Real Estate situated in the County of Cook in the State of Illinois to wit

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF**

**SUBJECT TO:** covenants, conditions, and restrictions of record, private public and utility easements and roads and highways, provided they do not interfere with the current use and enjoyment of the real estate ;any special taxes or assessments for improvements not yet completed ,any unconfirmed special tax or assessments, , installments not due at the date hereof or any special tax or assessments for improvements heretofore completed , general taxes real estate taxes not due and payable at the time of closing.

: **HEREBY RELEASING** and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois  
Street address 1841 S. Calumet unit 1609 Chicago IL.

Property Index Numbers 17-22-310-015-1119 and 17-22-310-015-1325

Dated this 3<sup>rd</sup> day of November 2023



Ricky A. Walton aka Rickey A. Walton nka Richard A. Walton

State of Illinois County of Cook SS: I the undersigned a notary Public in and for said County in the State of Illinois DO HEREBY CERTIFY THAT Ricky A Walton aka Rickey A. Walton nka Richard A. Walton , personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me on this day in person and acknowledged that

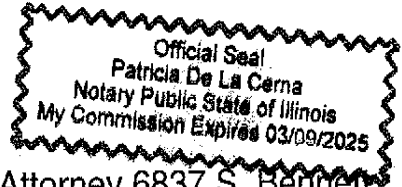
Chicago Title 29008212P 1 of 2 5/18

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he signed sealed and delivered  
the said instrument as his 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 3 day of November 2023

Patricia De La Cerna Notary Public

Commission Expires \_\_\_\_\_



This instrument was prepared by Patricia de la Cerna Attorney 6837 S. Bennett  
Chicago IL 60649

Please return the recorded deed and subsequent tax bills to

Cici Shannon. 1841 S. Calumet Unit 1609 Chicago IL. 60616

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

Order No.: 23008211LP

For APN/Parcel ID(s): 17-22-310-015-1119 and 17-22-310-015-1325

PARCEL 1:

UNIT 1609 AND GU-131, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS IN THE MUSEUM PARK PLACE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THAT PART OF THE FOLLOWING DESCRIBED PARCELS, C, C-1, AND 3 ALL TAKEN TOGETHER, ALL IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCELS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL C:

THAT PART OF THE LANDS OF THE ILLINOIS CENTRAL RAILROAD COMPANY IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE WESTERLY RIGHT OF WAY LINE OF SAUD RAILROAD, AT THE INTERSECTION OF SAID LINE WITH THE NORTHERLY LINE OF 23RD STREET VIADUCT, SAID NORTHERLY LINE BEING 60.00 FEET (MEASURED PERPENDICULARLY) NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF THE EXISTING STRUCTURE; THENCE NORTH 16 DEGREES, 37 MINUTES, 38 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1500.00 FEET TO THE POINT OF BEGINNING FOR THAT PART HEREINAFTER DESCRIBED; THENCE NORTH 73 DEGREES, 22 MINUTES, 22 SECONDS EAST, PARALLEL WITH SAID NORTHERLY LINE OF THE 23RD STREET VIADUCT, A DISTANCE OF 151.02; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE EASTERLY WITH A RADIUS OF 5738.60 FEET, THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 17 DEGREES, 59 MINUTES, 18 SECONDS WEST, A DISTANCE OF 240.13 FEET; THENCE NORTH 19 DEGREES, 11 MINUTES, 14 SECONDS WEST ALONG A STRAIGHT LINE, TANGENT TO LAST DESCRIBED ARC OF A CIRCLE, A DISTANCE OF 595.75 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE EASTERLY TANGENT TO THE LAST DESCRIBED STRAIGHT LINE WITH A RADIUS OF 1928.20 FEET, THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 20 DEGREES, 44 MINUTES, 30 SECONDS WEST, A DISTANCE OF 104.63 FEET TO THE EASTWARD EXTENSION OF THE NORTH LINE OF EAST 18TH STREET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 21 SECONDS WEST ALONG SAID EASTWARD EXTENSION, A DISTANCE OF 117.47 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF RAILROAD; THENCE SOUTH 16 DEGREES, 43 MINUTES, 49 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 908.58 FEET TO THE NORTH LINE OF EAST 20TH STREET; THENCE SOUTH 16 DEGREES, 37 MINUTES, 38 SECONDS EAST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 64.46 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL C-1:

THE SOUTH 55.00 FEET OF THAT PART OF LOT 1, LYING EAST OF CALUMET AVENUE IN BLOCK 5 IN WILLIAM JONES' ADDITION TO CHICAGO; THE NORTH 9.00 FEET OF THE SOUTH 64.00 FEET OF LOT 1, LYING EAST OF CALUMET AVENUE IN BLOCK 5 IN WILLIAM JONES'

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## LEGAL DESCRIPTION

(continued)

ADDITION TO CHICAGO; THE NORTH 55.00 FEET OF LOT 1, LYING EAST OF CALUMET AVENUE IN BLOCK 5 IN WILLIAM JONES' ADDITION TO CHICAGO; ALL THOSE PARTS OF LOTS 51, 52, AND 53 IN BLOCK 10 IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD AND EAST OF CALUMET AVENUE, AS NOW LAID OUT AND MARKED ON THE PLAT OF MEEKER'S ADDITION TO CHICAGO, ILLINOIS, AS LOT "AA", IN COOK COUNTY, ILLINOIS, AND DESCRIBED AS FOLLOWS, TO WIT:

AN UNDIVIDED 1/2 OF ALL THAT PORTION OF THE ABOVE DESCRIBED PREMISES, LYING EAST OF THE NORTH 68.00 FEET OF LOT 6 IN CLARKE'S SUBDIVISION OF LOTS 51 AND 52 AND OTHER PROPERTY IN SAID BLOCK 10 INCLUDED BETWEEN 2 LINES RUNNING EAST AND WEST AND FORMED BY THE PROLONGING EASTWARDLY THE NORTH AND SOUTH LINES OF ORIGINAL LOTS 51 AND 52 IN; ALSO, ALL THAT PORTION OF THE REMAINDER OF THE PREMISES IN QUESTION FALLING WITHIN LOT 6 AND TO THE SOUTH 62.00 FEET OF SAID LOT 52; AND UNDIVIDED 1/2 OF THOSE PARTS OF LOTS 51, 52, AND 53 IN BLOCK 10 IS ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD AND EAST OF THE EAST LINE OF CALUMET AVENUE, AS NOW LAID OUT AND MARKED ON THE PLAT OF THE PLAT OF MEEKER'S ADDITION TO CHICAGO, AS LOT "AA", DESCRIBED AS ALL THAT PORTION LYING EAST OF THE NORTH 68.00 FEET OF LOT 6 IN CLARKE'S SUBDIVISION OF LOTS 51 AND 56 AND THE NORTH 55.00 FEET OF LOTS 52 AND 55 OF SAID BLOCK 10 INCLUDED BETWEEN 2 LINES RUNNING EAST AND WEST AND FORMED BY PROLONGING EASTWARDLY THE NORTH AND SOUTH LINE OF SAID ORIGINAL LOTS 51 AND 55, IN COOK COUNTY, ILLINOIS;

ALSO PARCEL 3: LOT 14 IN CULVER AND OTHERS' SUBDIVISION OF LOTS 2 AND 3 IN BLOCK 5 IN JONES' ADDITION TO CHICAGO WITH LOTS 2 IN BLOCK 11 AND 3 AND 4 IN BLOCK 12 IN ASSESSOR'S DIVISION IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THAT PART OF THE AFORESAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EASTWARD EXTENSION OF THE NORTH LINE OF EAST 18TH STREET WITH THE WESTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY AFORESAID; THENCE SOUTH 16 DEGREES, 42 MINUTES, 49 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 215.27 FEET TO THE NORTH LINE OF MEEKER'S ADDITION TO CHICAGO AFORESAID; THENCE SOUTH 89 DEGREES, 58 MINUTES, 39 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 2.09 FEET TO THE EASTERLY LINE OF SOUTH CALUMET AVENUE; THENCE SOUTH 16 DEGREES, 42 MINUTES, 49 SECONDS EAST ALONG THE EASTERLY LINE OF SOUTH CALUMET AVENUE, A DISTANCE OF 7.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 16 DEGREES, 42 MINUTES, 49 SECONDS EAST ALONG THE EASTERLY LINE OF SOUTH CALUMET AVENUE, A DISTANCE OF 218.34 FEET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SOUTH CALUMET AVENUE, A DISTANCE OF 57.16 FEET BEING THE ARC OF A CIRCLE CONVEX TO THE EAST, HAVING A RADIUS OF 195.00 FEET AND WHOSE CHORD BEARS SOUTH 08 DEGREES, 18 MINUTES, 59 SECONDS EAST, A DISTANCE OF 56.95 FEET; THENCE SOUTH 00 DEGREE, 04 MINUTES, 52 SECONDS WEST ALONG THE EASTERLY LINE OF SOUTH CALUMET AVENUE, A DISTANCE OF 37.56 FEET; THENCE SOUTH 89 DEGREES, 55 MINUTES, 08 SECONDS EAST, A DISTANCE OF 1706.00 FEET; THENCE NORTH 73 DEGREES, 16 MINUTES, 26 SECONDS EAST, A DISTANCE OF 142.00 FEET TO THE EASTERLY LINE OF SAID TRACT; THENCE NORTH 19 DEGREES, 11 MINUTES, 14 SECONDS WEST ALONG THE EASTERLY LINE

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## LEGAL DESCRIPTION

(continued)

OF SAID TRACT, A DISTANCE OF 315.86 FEET; THENCE SOUTH 73 DEGREES, 16 MINUTES, 26 SECONDS WEST, A DISTANCE OF 125.53 FEET TO THE POINT OF BEGINNING;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0623316047, TOGETHER THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2.

THE (EXCLUSIVE) RIGHT TO USE STORAGE SPACE S-119, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0623316047, IN COOK COUNTY, ILLINOIS.

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