

UNOFFICIAL COPY

GIT
410778236 1/2
WARRANTY DEED

Doc#. 2332822336 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/24/2023 12:47 PM Pg: 1 of 2

Dec ID 20231001661097
ST/CO Stamp 1-082-308-560 ST Tax \$410.00 CO Tax \$205.00
City Stamp 2-105-522-128 City Tax: \$4,305.00

Mail to:

~~William Galisto
2541 W Division S
Chicago, IL 60622~~

Send tax bill to:

Alexander Worrall
2701 W Dakin St, Unit 32
Chicago, IL 60618

The Grantor, Kingsley Holdings, LLC, an Illinois Limited Liability Company, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to, Grantees, Alexander N Worrall and Emily Spieler, each not married and not in a civil union, of Chicago, Illinois, not as tenants in common, but as JOINT TENANTS, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED.

TO HAVE AND TO HOLD said premises SUBJECT TO easements, covenants and restrictions of record and property taxes for 2023 and later.

Permanent Real Estate Index Number: 13-24-200-063-0000

Address of Real Estate: 2701 West Dakin Street, Unit 32, Chicago, Illinois 60618

Dated this 25th day of October, 2023.

Kingsley Holdings, LLC, an
Illinois Limited Liability Company

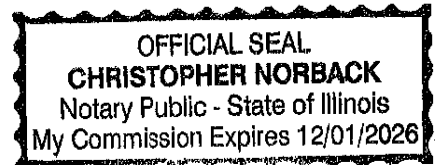
 (SEAL)
By: Andrew Kingsley, Its Manager

I, the undersigned, a Notary Public in the State of Illinois, DO HEREBY CERTIFY that Andrew Kingsley, the Manager of Kingsley Holdings, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of October, 2023.



(Notary Public)




Prepared by: Christopher Norback, Attorney at Law, 939 W North Ave, Ste 750, Chicago, IL 60642

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LEGAL DESCRIPTION

PARCEL A: THAT PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 24 AFORESAID; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE, THEREOF, 269.94 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN THE SUBDIVISION OF BLOCK 4 AND THAT PART OF BLOCK 5 LYING WEST AND NORTH OF THE CENTER LINE OF THE CHICAGO RIVER IN KINZIE'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 24, AFORESAID; THENCE SOUTH 01 DEGREES 31 MINUTES 40 SECONDS EAST, 50.00 FEET ALONG SAID NORTHERLY EXTENSION OF THE SOUTH LINE OF IRVING PARK ROAD; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, ALONG SAID SOUTH LINE, 101.66 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 33 SECONDS EAST, 61.12 FEET; THENCE EASTERLY 6.39 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 10.50 FEET CONVEX TO THE SOUTH AND WHOSE CHORD BEARS SOUTH 73 DEGREES 15 MINUTES 04 SECONDS EAST A DISTANCE OF 6.29 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 33 SECONDS EAST, 32.00 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, 211.33 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, 15.00 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 33 SECONDS EAST, 80.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 27 SECONDS WEST, 15.00 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 33 SECONDS WEST, 80.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1,200 SQUARE FEET OR 0.0275 ACRES, MORE OR LESS, IN COOK COUNTY, ILLINOIS.

PARCEL B: EASEMENTS FOR THE BENEFIT OF PARCEL A AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RIVER PARK NORTH HOMEOWNERS' ASSOCIATION RECORDED APRIL 23, 2000 AS DOCUMENT NUMBER 0511812274 MADE BY IRVING PARK DEVELOPMENT, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS DECLARANT, FOR ACCESS, INGRESS AND EGRESS, AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

REAL ESTATE TRANSFER TAX		09-Nov-2023
	CHICAGO:	3,075.00
	CTA:	1,230.00
	TOTAL:	4,305.00 *
13-24-200-063-0000 20231001661097 2-105-522-128		

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

REAL ESTATE TRANSFER TAX		09-Nov-2023
	COUNTY:	205.00
	ILLINOIS:	410.00
	TOTAL:	615.00
13-24-200-063-0000 20231001661097 1-082-308-560		