

# UNOFFICIAL COPY



\*2403115013D\*

Doc# 2403115013 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/31/2024 10:57 AM PG: 1 OF 3

## WARRANTY DEED ILLINOIS STATUTORY

**THE GRANTOR**, Stephen McNellis and Susan Saunders, husband and wife, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to the Debra J. Hitti Revocable Trust Agreement dated August 11, 2016, all interest in 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 hereof**

**SUBJECT TO:** covenants, conditions, and restrictions of record, public, and utility easements and roads and highways hereby releasing and waiving all rights under and by the virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-28-206-005-1329

Address of Real Estate: 340 W. Diversey Parkway Unit 2119  
Chicago, IL 60657

Dated this 18 day of January 2024.

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

TQ 01056 11

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*Stephen McNellis*  
Stephen McNellis

*Susan Saunders*  
Susan Saunders

REAL ESTATE TRANSFER TAX		31-Jan-2024
	COUNTY:	256.50
	ILLINOIS:	513.00
	TOTAL:	769.50
14-28-206-005-1329   20240101620594   0-741-698-608		

REAL ESTATE TRANSFER TAX		31-Jan-2024
	CHICAGO:	3,847.50
	CTA:	1,539.00
	TOTAL:	5,386.50 *
14-28-206-005-1329   20240101620594   1-278-569-520		

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

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

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** Stephen McNellis and Susan Saunders, as 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 I signed, sealed and delivered the instrument as my free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18 day of January 2024.



*Melania Gomez*  
Notary Public

My commission expires on September 22, 20 25

Prepared By:  
Steven R. Felton, Esq.  
134 N LaSalle St., Suite 1720  
Chicago, Illinois 60602

Mail To:  
*Ford & Meera*  
*191 N Wacker Dr*  
*31ST Fl*  
*Chicago IL 60606*

Name & Address of Taxpayer:  
*Debra Hitti*  
*610 Kai-Yee Ho*  
*3601 Fox Hunt Dr*  
*Ann Arbor MI 48105*

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 2119 AS DELINEATED ON SURVEY OF THAT PART OF LOT 6 IN ASSESSORS DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST AND THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST (EXCEPT THEREFROM THAT PART LYING NORTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY); ALSO THAT PART OF LOT 7 IN SAID ASSESSOR'S DIVISION WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST, THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST, AND NORTH LINE WEST DIVERSEY PARKWAY ON THE SOUTH, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, KNOWN AS TRUST NUMBER 11139, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, OF COOK COUNTY, ILLINOIS, AS DOCUMENT 23400546, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT TO CONSTRUCT, USE AND MAINTAIN PARTY WALL WITHIN WOODEN PILES AND CONCRETE FOOTINGS, SUCH PILES AND FOOTINGS TO EXTEND NOT MORE THAN 3 FEET 6 INCHES UPON THE HEREINAFTER DESCRIBED LAND, AS CREATED BY PARTY WALL AGREEMENT DATED JANUARY 3, 1956 AND RECORDED JUNE 17, 1957 AS DOCUMENT 16931983, THE CENTER OF SAID PARTY WALL COMMENCING APPROXIMATELY 22 FEET WEST OF THE EAST LOT LINE AND EXTENDING WEST APPROXIMATELY 126 FEET ALONG BOUNDARY LINE BETWEEN PARCEL 1 AND THE LAND DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 5 AND 6 IN ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST COMMONWEALTH AVENUE ON THE EAST (EXCEPTING THEREFROM THAT PART LYING SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD WHICH IS 228 FEET 4 3/16TH INCHES NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY AND SAID STRAIGHT LINE PRODUCED WEST TO THE CENTER LINE OF SAID NORTH SHERIDAN ROAD AND PRODUCED EAST TO THE CENTER LINE OF SAID NORTH COMMONWEALTH AVENUE) IN COOK COUNTY, ILLINOIS.