

UNOFFICIAL COPY

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4224/0156 97 001 Page 1 of 4  
2000-06-23 11:06:32  
Cook County Recorder 27.50



Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY



51590556C  
Unit A

THE GRANTOR(S) MARGUERITE A. DIXON as trustee of the Marguerite A. Dixon Revocable Living Trust of the City of Plainfield, County of Will, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Joe Esposito, Married to Janet Esposito and Janet Esposito, Married to Joe Esposito and Ignazio DiNardi NOT AS TENANT IN COMMON BUT AS JOINT TENANT AS TO 1/2 INTEREST (GRANTEE'S ADDRESS) 811 S. Lytle, Chicago, Illinois 60607 \*HUSBAND AND WIFE, NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY AS TO 1/2 INTEREST of the County of cook, 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

SAS - A DIVISION OF INTERCOUNTY

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) BUILDING LINES AND BUILDING LAWS AND ORDINANCES, USE OR OCCUPANCY RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD; (C) ZONING LAWS AND ORDINANCES WHICH CONFORM TO THE PRESENT USAGE OF THE PREMISES; (D) PUBLIC AND UTILITY EASEMENTS WHICH SERVE THE PREMISES; (E) PUBLIC ROADS AND HIGHWAYS, IF ANY; (F) PARTY WALL RIGHTS AND AGREEMENTS, IF ANY;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-17-316-058-0000  
Address(es) of Real Estate: 812 S. Laflin, Chicago, Illinois 60607

Dated this 18 day of May 2000

*Marguerite A. Dixon*  
MARGUERITE A. DIXON as trustee of the Marguerite A. Dixon Revocable Living Trust

PARCEL 1: THE NORTH 20.33 FEET OF THE SOUTH 276.09 FEET OF THE EAST 94.75 FEET OF THAT PART OF LOTS 12 TO 27 INCLUSIVE AND LOTS 29, 31, 33, 35, 37 AND 39 TOGETHER WITH THAT PART OF THE VACATED ALLEYS ADJOINING SAID LOTS IN SHARPE AND SMITH'S SUBDIVISION OF BLOCK 42 OF 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 FALLING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT; COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN SHARPE AND SMITH'S SUBDIVISION, AFORESAID, (BEING ALSO THE INTERSECTION OF THE SOUTH LINE OF WEST POLK STREET, WITH THE WEST LINE OF SOUTH LAFLIN STREET) AND RUNNING THENCE SOUTH 00 DEGREES 05 MINUTES 30 SECONDS EAST ALONG SAID WEST LINE OF SOUTH LAFLIN STREET, A DISTANCE OF 137.07 FEET TO A POINT FOR THE PLACE OF BEGINNING ; THENCE CONTINUING SOUTH 00 DEGREES 05 MINUTES 30 SECONDS EAST ALONG SAID WEST LINE OF SOUTH LAFLIN STREET, A DISTANCE OF 318.59 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS WEST A DISTANCE OF 99.75 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST A DISTANCE OF 89.0 FEET; THENCE NORTH 25 DEGREES 12 MINUTES 26 SECONDS WEST A DISTANCE OF 39.64 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 53.0 FEET TO AN INTERSECTION WITH A LINE 143.0 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID WEST LINE OF SOUTH LAFLIN STREET; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE A DISTANCE OF 164.0 FEET TO A POINT 121.12 FEET SOUTH OF THE SOUTH LINE OF WEST POLK STREET; THENCE EASTERLY ALONG A CURVED LINE CONVEXED TO THE NORTH AND HAVING A RADIUS OF 70.0 FEET, (THE CENTER POINT FOR SAID RADIUS OF 70.00 FEET BEING 182.66 FEET SOUTH OF THE SOUTH LINE OF WEST POLK STREET AND 109.75 FEET WEST OF THE WEST LINE OF SOUTH LAFLIN STREET), A DISTANCE OF 83.65 FEET TO A POINT OF REVERSE CUVE, (SAID POINT BEING 129.02 FEET SOUTH OF THE SOUTH LINE OF WEST POLK STREET AND 64.65 FEET WEST OF THE WEST LINE OF SOUTH LAFLIN STREET); THENCE EASTERLY ALONG A CURVED LINE CONVEXED TO THE SOUTH AND HAVING A RADIUS OF 60.0 FEET, (THE CENTER POINT FOR SAID RADIUS OF 60.0 FEET BEING 83.05 FEET SOUTH OF THE SOUTH LINE OF WEST POLK STREET AND 26.0 FEET WEST OF THE WEST LINE OF SOUTH LAFLIN STREET), A DISTANCE OF 68.89 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1: AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 21522793, AS AMENDED FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF DuPage ss. 00464620

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MARGUERITE A. DIXON as trustee of the Marguerite A. Dixon Revocable Living Trust

personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 1<sup>st</sup> day of May 2010



Marguerite E. Dixon (Notary Public)

**Prepared By:** Barclay & Dixon, P. C.  
39 S. LaSalle Suite 900  
Chicago, Illinois 60603-

**Mail To:**  
John D'Arco  
619 S. Loomis  
Chicago, Illinois 60607



**Name & Address of Taxpayer:**  
Joe Esposito  
812 S. Laffin  
Chicago, Illinois 60607

Property of Cook County Clerk's Office

CITY TAX

CITY OF CHICAGO



JUN. 20. 00

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000006642

REAL ESTATE TRANSFER TAX

01950.00

FP326709

STATE TAX

STATE OF ILLINOIS



JUN. 21. 00

COOK COUNTY

# 0070014405

REAL ESTATE TRANSFER TAX

00260.00

FP326700

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



JUN. 20. 00

REVENUE STAMP

# 0000014386

REAL ESTATE TRANSFER TAX

00130.00

FP326679