

Warranty Deed
Statutory (ILLINOIS)
General

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0030177297

50 97013 16 001 Page 1 of 5

2003-02-05 16:06:02

Cook County Recorder

32.50



0030177297

Above Space for Recorder's Use Only

THE GRANTOR(S) Andrew David Hamgeri and Angela T. Hamgeri, His Wife

of the City Chicago County of Cook State of Illinois for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, CONVEYS and WARRANTS to

Betty Johnson, 1739 W. Farwell #G Chicago, IL 60626

59

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

P.N.T.N.

THE NORTH 40.83 FEET OF THAT PART OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF BLOCK 8 OF ROGERS PARK SUBDIVISION, A SUBDIVISION OF THE NORTHEAST ¼ AND THAT PART OF THE NORTHWEST 1/4, LYING EAST OF RIDGE ROAD, OF SECTION 31, ALSO THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 32, ALSO ALL OF SECTION 30, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 8, A DISTANCE OF 366 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF ESTES AVENUE, AS NOW LOCATED AND ESTABLISHED; THENCE EAST ALONG THE NORTH LINE OF ESTES AVENUE TO A POINT DISTANT 25.0 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MOST WESTERLY TRACK OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY, AS SAID TRACK IS NOW LOCATED AND ESTABLISHED; THENCE NORTHERLY PARALLEL WITH THE SAID CENTER LINE OF SAID MOST WESTERLY TRACK A DISTANCE OF 366 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF TOUHY AVENUE, AS NOW LOCATED AND ESTABLISHED, THENCE WEST ALONG THE SAID SOUTH LINE OF TOUHY AVENUE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

AN UNDIVIDED ONE-FIFTH PERCENTAGE INTEREST IN THE FOLLOWING:

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Property of Cook County Clerk's Office

081507
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
REV. 10616
221.00

081837
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
DEC 10 2002
RD. 10840
110.50

085405
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
NOV 20 2002
PB. 11196
75.50

0852
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
NOV 20 2002
PB. 11196
900.00

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COOK COUNTY CLERK'S OFFICE

THE SOUTH 44.55 FEET OF THE NORTH 186.58 FEET OF THAT PART OF THE
NORTHEAST ¼ OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF
THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS
FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 8 OF ROGERS PARK
SUBDIVISION, A SUBDIVISION OF THE NORTHEAST ¼ AND THAT PART OF
THE NORTHWEST 1/4, LYING EAST OF RIDGE ROAD, OF SECTION 31, ALSO
THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 32, ALSO ALL OF SECTION
30, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 41
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE
SOUTH ALONG THE EAST LINE OF SAID BLOCK 8, A DISTANCE OF 366 FEET,
MORE OR LESS, TO A POINT IN THE NORTH LINE OF ESTES AVENUE, AS
NOW LOCATED AND ESTABLISHED; THENCE EAST ALONG THE NORTH
LINE OF ESTES AVENUE TO A POINT DISTANT 25.0 FEET WESTERLY
MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MOST
WESTERLY TRACK OF THE CHICAGO AND NORTHWESTERN RAILROAD
COMPANY, AS SAID TRACK IS NOW LOCATED AND ESTABLISHED; THENCE
NORTHERLY PARALLEL WITH THE SAID CENTER LINE OF SAID MOST
WESTERLY TRACK A DISTANCE OF 366 FEET, MORE OR LESS, TO A POINT IN
THE SOUTH LINE OF TOUHY AVENUE, AS NOW LOCATED AND
ESTABLISHED, THENCE WEST ALONG THE SAID SOUTH LINE OF TOUHY
AVENUE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE
USE AND BENEFIT OF PARCELS 1 AND 2 AS SET FORTH AND DEFINED IN
THE DECLARATION RECORDED AS DOCUMENT NUMBER 18234093 AND
DOCUMENT NUMBER 18189986.

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 and subsequent years.

Permanent Index Number (PIN): 11-31-201-055, 11-31-201-074, 11-31-201-075, 11-31-201-076

Address(es) of Real Estate: 1787 W. Touhy, Unit A, Chicago, IL 60626 11-31-201-077
11-31-201-078

Dated this 30th day of October, 2011

Andrew David Hamgeri (SEAL) Angela T. Hamgeri (SEAL)
Andrew David Hamgeri Angela T. Hamgeri

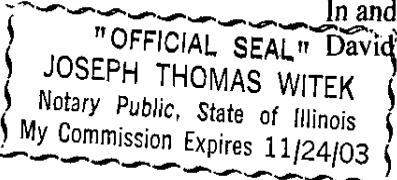
PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURE(S)

_____(SEAL) _____(SEAL)

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public

In and for said County, in the State aforesaid, DO HEREBY CERTIFY Andrew

David Hamgeri and Angela T. Hamgeri personally known to me to be the same

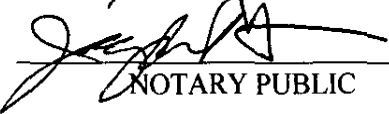


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person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27th day of October, 2002.

Commission expires 11/24/03  NOTARY PUBLIC

This instrument was prepared by: J. Thomas Witek, 5600 North River Road, Suite 800, Rosemont, Illinois 60018

MAIL TO:

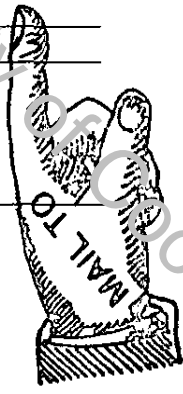
SIMON Edelstein
939 W GRACE
CHICAGO IL 60613

SEND SUBSEQUENT TAX BILLS TO:

Betty Johnson
1787 W. Touhy, Unit A
Chicago, IL 60626

OR

Recorder's Office Box No. _____



Property of Cook County Clerk's Office

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

AFFIDAVIT —
METES AND BOUNDS

(Reserved for Recorder's Use Only)

Andrew David Halmezi, being duly sworn on oath,
states that he/she resides at 1787 W TOMMY, UNIT A, CHICAGO, IL 60626

That the attached deed is not in violation of Section 205.1 of Chapter 765 of the Illinois Compiled Statutes for one of the following reasons:

1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. The conveyance is made to correct descriptions in prior conveyances.
8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

Cook

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of ~~DuPage~~ Cook County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me

Andrew David Halmezi

this 30 day of October, 19 2007

[Signature]

