

# UNOFFICIAL COPY



Doc#: 1226435040 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/20/2012 10:19 AM Pg: 1 of 3

## Warranty Deed

ILLINOIS

*Above Space for Recorder's Use Only*

THE GRANTOR(s) Sebastien F. Katch and Kelli Katch for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Magno Herran and Giovanna Colson-Basurto of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: **(See page 2 for legal description attached hereto and made part hereof.)**, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

\*husband and wife, tenants by the entirety  
SUBJECT TO: General taxes for 2011 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 14-31-323-052-0000

**BOX 15**

Address(es) of Real Estate: 2034 W Willow St Unit D, Chicago, IL 60647

The date of this deed of conveyance is 08/31/2012.

Sebastien F. Katch    Kelli Katch

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 that the above signatory(s) whose name is ARE AS ABOVE personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

*(Impress Seal Here)*

Given under my hand and official seal 08/31/12.

(My Commission Expires 05/05/2012)

© By FNTIC 2011



Notary Public

**FIDELITY NATIONAL TITLE** 51005905  
178

REAL ESTATE TRANSFER	09/07/2012
	CHICAGO: \$4,485.00
	CTA: \$1,794.00
	TOTAL: \$6,279.00
14-31-323-052-0000   20120801606973   DFASPD	

REAL ESTATE TRANSFER	09/07/2012
	COOK: \$299.00
	ILLINOIS: \$598.00
	TOTAL: \$897.00
14-31-323-052-0000   20120801606973   FHLS1	

S X  
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S N  
SC V  
INT 178

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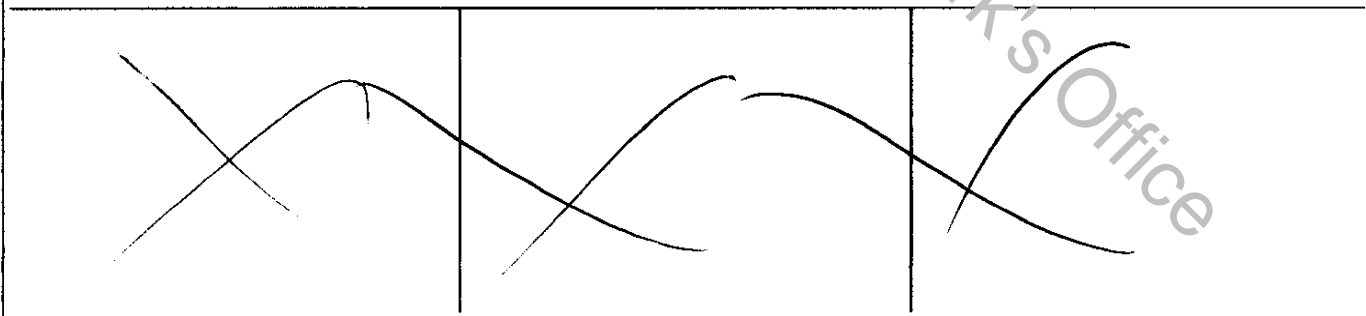
## LEGAL DESCRIPTION

For the premises commonly known as: 2034 W Willow St Unit D, Chicago, IL 60647

Legal Description:

PARCEL 1:

THE NORTH 20.50 FEET OF THE FOLLOWING DESCRIBED PROPERTY:  
 THOSE PORTIONS OF LOTS 1 THROUGH 27, BOTH INCLUSIVE, IN BLOCK 3 IN BRADWELL'S  
 ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH,  
 RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,  
 TOGETHER WITH PART OF THE VACATED ALLEYS IN SAID BLOCK 3 AND PART OF VACATED WEST  
 WILLOW STREET WHICH ARE DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF NORTH HOYNE AVENUE AND WEST WILLOW STREET,  
 SAID POINT BEING 11.70 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 6 IN SAID BLOCK  
 3 AFORESAID, AND BEING ESTABLISHED BY VACATION ORDINANCE PASSED BY THE CITY  
 COUNCIL OF THE CITY OF CHICAGO ON THE 27TH DAY OF APRIL 1914 AND RECORDED IN THE  
 RECORDER'S OFFICE OF SAID COOK COUNTY ON THE 27TH DAY OF MAY, 1914 AS DOCUMENT NO.  
 5425936; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE  
 OF VACATED WILLOW STREET 263.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00  
 DEGREES 37 MINUTES 50 SECONDS WEST 23.28 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES  
 10 SECONDS WEST 5.01 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST  
 18.02 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 5.01 FEET; THENCE  
 NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 18.01 FEET; THENCE SOUTH 89 DEGREES  
 22 MINUTES 10 SECONDS WEST 11.01 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50  
 SECONDS WEST 20.50 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 36.47  
 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 20.50 FEET; THENCE NORTH  
 89 DEGREES 22 MINUTES 10 SECONDS EAST 36.47 FEET; THENCE SOUTH 00 DEGREES 37  
 MINUTES 50 SECONDS EAST 20.50 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS  
 EAST 11.01 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 18.01 FEET;  
 THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 5.06 FEET; THENCE SOUTH 00  
 DEGREES 37 MINUTES 50 SECONDS EAST 18.02 FEET; THENCE NORTH 89 DEGREES 22 MINUTES  
 10 SECONDS EAST 1.02 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST  
 23.28 FEET TO THE SOUTH LINE OF VACATED WILLOW STREET AFORESAID; THENCE SOUTH 89  
 DEGREES 22 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE 32.53 FEET TO THE POINT  
 OF BEGINNING, IN COOK COUNTY, ILLINOIS.



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## LEGAL DESCRIPTION

ALSO

THOSE PORTIONS OF THE LAND, PROPERTY AND SPACE OF LOTS 1 THROUGH 27, BOTH INCLUSIVE, IN BLOCK 3 IN BRADWELL'S ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH PART OF THE VACATED ALLEYS IN SAID BLOCK 3 AND PART OF VACATED WEST WILLOW STREET LYING ABOVE A HORIZONTAL PLANE OF 32.71 FEET ABOVE CHICAGO CITY DATUM DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF NORTH HOYNE AVENUE AND WEST WILLOW STREET, SAID POINT BEING 10.70 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 6 IN SAID BLOCK 3 AFORESAID, AND BEING ESTABLISHED BY VACATION ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 27TH DAY OF APRIL, 1914, AND RECORDED IN THE RECORDER'S OFFICE OF SAID COOK COUNTY ON THE 27TH DAY OF MAY, 1914, AS DOCUMENT NO. 5425936; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE OF VACATED WILLOW STREET 263.01 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 23.23 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 5.01 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 18.02 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 5.01 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 20.50 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 2.83 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 20.50 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 2.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

FOR INGRESS AND EGRESS EASEMENTS, CONTAINED IN THE DECLARATION FOR WILLOW COURT TOWNHOMES RECORDED OCTOBER 7, 1998 AS DOCUMENT NUMBER 98901388.

This instrument was prepared by:

Mark Edison  
Law Office Mark E. Edison PC  
1415 W. 22nd Street Tower Floor  
Oak Brook, IL 60523

Send subsequent tax bills to:

MAGNO HEAMAN  
2034 WEST WILLOW ST  
UNIT D  
CHGO IL 60647

Recorder-mail recorded document to:

MAGNO HEAMAN  
2034 WEST WILLOW ST.  
UNIT D  
CHGO IL 60647