

UNOFFICIAL COPY



Doc#: 1310935068 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/19/2013 02:39 PM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

First American Title File #2400493

THE GRANTOR(S) James Haycraft and Eri Haycraft, husband and wife, of Chicago, Cook County, Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to David Biondi and Abigail Biondi, husband and wife, as tenants by the entirety, of Chicago, Cook County, Illinois, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

FIRST AMERICAN
File # 2400493

See Exhibit "A" attached hereto and made a part hereof

183

SUBJECT TO: acts done by or suffered through Buyer; general real estate taxes not yet due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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): 13-36-415-072-000

Address(es) of Real Estate: 1811N. Rockwell St. #A
Chicago, IL 60647

S Y
P 3
S N
SC Y
INT 183

UNOFFICIAL COPY

Dated this 16th day of March, 20 13

James Haycraft
James Haycraft

Eri Haycraft
Eri Haycraft

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Haycraft and Eri Haycraft, personally known to me (or proved to me on the basis of satisfactory evidence) to be the same person(s) whose name(s) are 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 16th day of March, 20 13.



B.H. Matteucci
Notary Public

Prepared by:
Brooke H. Matteucci
Matteucci Law Office
744 S. Spring Ave.
La Grange, IL 60525

REAL ESTATE TRANSFER	04/08/2013
CHICAGO:	\$3,213.75
CTA:	\$1,285.50
TOTAL:	\$4,499.25

13-36-415-072-0000 | 20130301603660 | BQ5MKM

Mail to:
Ryan Krueger
Law Office of Ryan Krueger
4747 W. Peterson Ave. #302 300
Chicago, IL 60646

REAL ESTATE TRANSFER	04/08/2013
COOK	\$214.25
ILLINOIS:	\$428.50
TOTAL:	\$642.75

13-36-415-072-0000 | 20130301603660 | 42GPCM

Name and Address of Taxpayer:
David & Abigail Biondi
1811 W. Rockwell #A
Chicago, IL 60647

Permanent Real Estate Index Number(s): 13-36-415-072-000

Address(es) of Real Estate: ^{n.}
1811 W. Rockwell St. #A
Chicago, IL 60647

UNOFFICIAL COPY**Exhibit "A" – Legal Description****PARCEL 1:**

THE NORTH 51.0 FEET OF THE SOUTH 119.30 FEET OF THE WEST 31.86 FEET TAKEN AS A TRACT, LOTS 32 (EXCEPT THE EAST 16 FEET THEREOF), AND LOTS 33, 34, 35 AND 36 IN DYMOND'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 3 OF THE JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE SOUTH 125.00 FEET OF THE WEST 125.00 FEET OF BLOCK 3 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE VACATED ALLEY LYING SOUTH OF AND ADJOINING LOTS 32 TO 36 (EXCEPT THE EAST 16 FEET OF SAID LOT 32) IN DYMOND'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 3 OF THE JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

LOTS 37 TO 43 INCLUSIVE IN DYMOND'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 3 OF THE JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

LOT 37 TOGETHER WITH THE SOUTH 1/2 OF VACATED ALLEY LYING NORTH AND ADJOINING SAID LOT 37 IN MISS DANIEL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 3 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR ACCESS FOR INGRESS AND EGRESS OVER AND ACROSS THE COURTYARD AREA AND INNER DRIVE AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED IN THE OFFICE OF THE RECORDERS OF DEEDS OF COOK COUNTY ILLINOIS, RECORDED JULY 20, 2000 AS DOCUMENT NUMBER 00545655, IN COOK COUNTY ILLINOIS.

Permanent Real Estate Index Number(s): 13-36-415-072-000

Address(es) of Real Estate: 1811 N. Rockwell St. #A
Chicago, IL 60647