

UNOFFICIAL COPY

Warranty Deed  
JOINT TENANCY  
Statutory (ILLINOIS)  
(Individual to Individual)

0030276189

5476/0152 27 001 Page 1 of 3  
2003-02-27 10:12:10  
Cook County Recorder 28.50



Doc#: 1322422083 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/12/2013 03:39 PM Pg: 1 of 6

Above Space for Recorder's Use Only

THE GRANTOR(S) TGV Properties, Inc., an ILLINOIS CORPORATION

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

Jaime C. Zarza & ~~Herminio Delacruz~~ \*Herminio Delacruz  
\*\*\*~~\*\*\*\*\*~~\*\*\*

not In Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

\* See Exhibit A

PARCEL 1:

LOT 22 IN KING ARTHUR APARTMENTS OF NORTHLAKE, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO

PARCEL 2: EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 1 THERETO ATTACHED DATED NOVEMBER 23, 1962 AND RECORDED NOVEMBER 23, 1962 AND AS DOCUMENT NUMBER K8659754 MADE BY OAK PARK TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1962 AND KNOWN AS TRUST NUMBER 4115 AND DECLARATION OF EASEMENTS MADE BY TRUST NUMBER 4115 AFORESAID DATED MAY 20, 1963 AND RECORDED JULY 3, 1963 AS DOCUMENT 1884304 MADE BY ARTHUR J. ALLEN AND ELIZABETH W. ALLEN AND MODIFIED BY DOCUMENT 18922389 AND AS CREATED BY THE DEED FROM OAK PARK TRUST AND SAVINGS BANK, AS TRUST NUMBER 4115 TO JOE ROSEN AND ANNE C. ROSEN, HIS WIFE, DATED JANUARY 31, 1963 AND RECORDED MARCH 8, 1963 AS DOCUMENT NUMBER 18738018 AND RE-RECORDED JANUARY 20, 1964 AS DOCUMENT NUMBER 19025870 FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER THE PREMISES DESCRIBED AT (A), (B) AND (C) AND FOR THE INSTALLATION, USE, GAS, ELECTRICITY, TELEPHONE AND WATER LINES OVER, UNDER AND ACROSS THE PREMISES DESCRIBED AT (A) AND (B) THE SAID SERVIENT PREMISES BEING DESCRIBED AS FOLLOWS:

- (A) THE NORTH 30 FEET OF LOTS 21 AND 16 IN KING ARTHUR APARTMENTS OF NORTHLAKE, AFORESAID.
- (B) THE NORTH 52.8 FEET OF LOT 15 (EXCEPT THE PORTION UPON WHICH A 14 UNIT APARTMENT HAS BEEN ERCTED) IN KING ARTHUR APARTMENTS OF NORTHLAKE AFORESAID.
- (C) A 20 FOOT STRIP OF LAND FALLING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPLE MERIDIAN, THE

Rerecording deed to correct the legal description

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CENTER LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:  
 COMMENCING ON SAID NORTH LINE OF FULLERTON AVENUE, 62.00 FEET EAST OF THE  
 SOUTHEASTERLY CORNER OF LOT 11 IN KING ARTHUR APARTMENTS OF NORTHLAKE  
 AFORESAID, THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 46 DEGREES 19  
 MINUTES FROM WEST TO NORTHWEST WITH SAID NORTH LINE OF FULLERTON AVENUE, A  
 DISTANCE OF 152.0 FEET TO A POINT OF CURVE, THENCE NORTHWESTERLY ALONG A CURVE  
 CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 800.0 FEET A DISTANCE OF 28.86 FEET TO  
 A POINT OF TANGENCY, THENCE NORTHWESTERLY ALONG A LINE TANGENT TO THE LAST  
 DESCRIBED CURVE, 178.08 FEET TO A POINT OF CURVE, THENCE NORTHERLY ALONG A CURVE  
 CONCAVE EASTERLY AND HAVING A RADIUS 20.0 FEET, A DISTANCE OF 28.51 FEET TO A POINT  
 OF TANGENCY, THENCE NORTHEASTERLY ALONG A LINE TANGENT TO THE LAST DESCRIBED  
 CURVE, 46.92 FEET TO A POINT OF CURVE, THENCE NORTHERLY ALONG A CURVE CONCAVE  
 WESTERLY AND HAVING A RADIUS OF 100.00 FEET, A DISTANCE OF 28.51 FEET TO A POINT OF  
 TANGENCY, THENCE NORTHWESTERLY ALONG A LINE TANGENT TO THE LAST DESCRIBED  
 CURVE, 168.33 FEET TO A POINT OF CURVE, THENCE NORTHWESTERLY ALONG A CURVE  
 CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET A DISTANCE OF 26.56 FEET  
 TO A POINT OF TANGENCY, THENCE NORTHWESTERLY ALONG A LINE TANGENT TO THE LAST  
 DESCRIBED CURVE, 20.0 FEET; THENCE NORTHWESTERLY 38.00 FEET SOUTH OF THE  
 NORTHEASTERLY CORNER OF SAID LOT 15, ALL IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the  
 State of Illinois. **TO HAVE AND TO HOLD** said premises, not in Tenancy in Common but in **JOINT  
 TENANCY** forever.

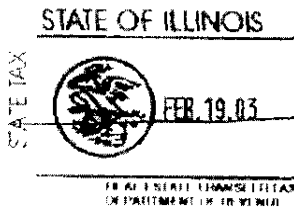
Permanent Index Number (PIN): **12-30-402-056**

Address(es) of Real Estate: **22 King Arthur Ct. Unit 15, Northlake, IL 60164**

Dated this 13<sup>th</sup> day of December, 2002

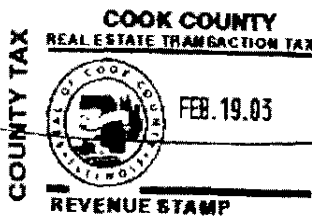
Sanjiv V. P. (SEAL)  
 TGV Properties

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 TGV Properties personally known to me to be the same  
 person whose name 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.



# 0000049357	REAL ESTATE TRANSFER TAX
	00077.00
	FP326660

30270189




# 0000097376	REAL ESTATE TRANSFER TAX
	00038.50
	FP326670

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Given under my hand and official seal, this 13<sup>th</sup> day of December, 2002.

Commission expires \_\_\_\_\_

  
NOTARY PUBLIC

This instrument was prepared by MACAHON & MARKAKOS, 115 E. COMMERCIAL STREET,  
WOOD DALE, ILLINOIS 60191

MAIL TO:

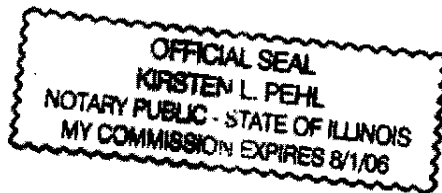
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:

Jaime C. Zarza & Jermina Delacruz  
22 King Arthur Ct. Unit 15  
Northlake, IL 60164

OR

Recorder's Office Box No. \_\_\_\_\_



Property of Cook County Clerk's Office

30276189

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RECORDS OF DEPT. OF COURT  
2013

AUG-6-13

00307489  
DEPT. OF COURT  
RECORDS

Property of Cook County Clerk's Office

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## EXHIBIT A

UNIT NO.15, IN KING ARTHUR CONDOMINIUM BUILDING NO.22, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOT 22 IN KING ARTHUR APARTMENTS OF NORTHLAKE, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO.

PARCEL 2:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 1 HERETO ATTACHED DATED NOVEMBER 23, 1962 AND RECORDED NOVEMBER 23, 1962 AND A DOCUMENT NUMBER K8653754 MADE BY OAK PARK TRUST SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1962 AND KNOWN AS TRUST NUMBER 4115 AND DECLARATION OF EASEMENTS MADE BY TRUST NUMBER 4115 AFORESAID DATED MAY 20, 1963 AND RECORDED JULY 3, 1963 AS DOCUMENT 18844303 AND MODIFIED BY DOCUMENT 18922388 AND AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED MARCH 23, 1963 AND RECORDED JULY 3, 1963 AS DOCUMENT 18844304 MADE BY ARTHUR J. ALLEN AND ELIZABETH W. ALLEN AND MODIFIED BY DOCUMENT 18922389 AND AS CREATED MADE BY ARTHUR J. ALLEN AND ELIZABETH W. ALLEN AND MODIFIED BY DOCUMENT 18922389 AND AS CREATED BY THE DEED FROM OAK PARK TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1962 AND KNOWN AS TRUST NUMBER 4115 TO JOE ROSEN AND ANNE C. ROSEN, HIS WIFE, DATED JANUARY 31, 1963 AND RECORDED MARCH 8, 1963 AS DOCUMENT NUMBER 18738018 AND RE-RECORDED JANUARY 20, 1964 AS DOCUMENT NUMBER 19025870 FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER THE PREMISES DESCRIBED AT (A), (B) AND (C) AND FOR THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES INCLUDING SEWER, GAS, ELECTRICITY, TELEPHONE AND WATER LINES OVER, UNDER AND ACROSS THE PREMISES DESCRIBED AT (A) AND (B) THE SAID SERVIENT PREMISES BEING DESCRIBED AS FOLLOWS:

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(A) THE NORTH 30 FEET OF LOTS 21 AND 16 IN KING ARTHUR APARTMENTS OF NORTHLAKE, AFORESAID. (B) THE NORTH 52.8 FEET OF LOT 15 (EXCEPT THE PORTION UPON WHICH A 14 UNIT APARTMENT HAS BEEN ERECTED) IN KING ARTHUR APARTMENTS OF NORTHLAKE AFORESAID. (C) A 20 FOOT STRIP OF LAND FALLING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LYING BETWEEN AND ADJOINING THE NORTH LINE OF FULLERTON AVENUE AS DEDICATED PER DOCUMENT 10251822 AND THE EASTERLY LINE OF LOT 15 IN KING ARTHUR APARTMENTS OF NORTHLAKE, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, THE CENTER LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS: COMMENCING ON SAID NORTH LINE OF FULLERTON AVENUE, 62.00 FEET EAST OF THE SOUTHEASTERLY CORNER OF LOT 11 IN KING ARTHUR APARTMENTS OF NORTHLAKE AFORESAID, THENCE NORTH EASTERLY ALONG A LINE FORMING AN ANGLE OF 46 DEGREES 19 MINUTES FROM WEST TO NORTHWEST WITH SAID NORTH LINE OF FULLERTON AVENUE, A DISTANCE OF 152.0 FEET TO A POINT OF CURVE, THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 800.0 FEET A DISTANCE OF 28.86 FEET TO A POINT OF TANGENCY, THENCE NORTHWESTERLY ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, 178.08 FEET TO A POINT OF CURVE, THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY AND HAVING A RADIUS 20.0 FEET, A DISTANCE OF 15.62 FEET TO A POINT OF TANGENCY, THENCE NORTHEASTERLY ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, 46.92 FEET TO A POINT OF CURVE, THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 100.0 FEET, A DISTANCE OF 28.51 FEET TO A POINT OF TANGENCY, THENCE NORTHWESTERLY ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, 168.33 FEET TO A POINT OF CURVE, THENCE NORTHWESTERLY ALONG A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 100.0 FEET, A DISTANCE OF 26.56 FEET TO A POINT OF TANGENCY, THENCE NORTHWESTERLY ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, 60.58 FEET TO A POINT OF CURVE, THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 100.0 FEET A DISTANCE OF 22.14 FEET TO A POINT OF TANGENCY, THENCE NORTHWESTERLY ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE 20.0 FEET) THENCE NORTHWESTERLY 38.00 FEET; MORE OR LESS TO A POINT IN THE EASTERLY LINE OF LOT 15 AFORESAID, 42.89 FEET SOUTH OF THE NORTHEASTERLY CORNER OF SAID LOT 15, ALL IN COOK COUNTY, ILLINOIS.