



Chicago Title Insurance Company

Warranty DEED
ILLINOIS STATUTORY

Doc#: 1324042014 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/28/2013 08:51 AM Pg: 1 of 3

Handwritten initials and date: BC, 8/28/13

Vertical handwritten text: SECTION 17 NORTHWEST CORNER OF 156TH ST

Vertical handwritten text: CTI

Watermark: PROPERTY

THE GRANTOR(S), Socorro L. Navarro-Martin Trust, dated October 19, 2007, of the City of Chicago, County of Cook, State of IL for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warranty to Vincent J. Navarro ~~Husband and Wife~~, Tenants by the Entirety (GRANTEE'S ADDRESS) 3232 N Halsed - 809 Chicago, IL 60657 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:

Handwritten: ~~and~~ Mary Navarro, husband & wife

THE NORTH 20.34 FEET OF THE SOUTH 135.76 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-AFORESAID, (BEING ALSO THE INTERSECTION OF THE SOUTH LINE OF WEST POLK STREET, WITH THE WEST LINE OF SOUTH LAFLIN STREET) AND RUNNING THECNE SOUTH 00 DEGREES 05 MINUTES 30 SCONDS 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 DITACNE OF 99.75 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST A DITSACNE 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 FO 164.0 FEET TO A POINT 121.12 FEET SOUTH OF THE SOUTH LINE OF WEST POLK STREET; THECNE EASTERLY ALONG A CURVED LINE COVEXED TO THE NORTH AND HAVING A RADIUS OF 70.0 FEET, (THE CENTER POINT FOR SAID RADIUS OF 70.0 FEET BEING 182.65 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 CURVE, (SAID POINT BEING 122.02 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.

Commonly known as: 826 S. Laflin,

SUBJECT TO: 17-17-316-065-0000

CHICAGO, IL 60607

Handwritten notations: S Y, P 3, S N, SCY, INT abc

Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; Party rights and agreements; Any confirmed special tax or assessment; General taxes for the year 2012 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2012 and subsequent.

BOX 334 CTI

UNOFFICIAL COPY


Permanent Real Estate Index Number(s): 17-17-316-065-0000

Address(es) of Real Estate: 826 South Laflin Chicago, IL 60607



Dated this 20th day of June, 2013

David Years TRUSTEE (SEAL)
David Years as trustee of
Socorro L. Navarro-Martin Trust

Vincent Navarro TRUSTEE (SEAL)
Vincent Navarro as co-trustee of
Socorro L. Navarro-Martin Trust

REAL ESTATE TRANSFER		07/19/2013
	CHICAGO:	\$3,375.00
	CTA:	\$1,350.00
	TOTAL:	\$4,725.00

17-17-316-065-0000 | 20130601608395 | 5W0RA2

REAL ESTATE TRANSFER		07/19/2013
	COOK	\$225.00
	ILLINOIS:	\$450.00
	TOTAL:	\$675.00

17-17-316-065-0000 | 20130601608395 | 4EJZAY

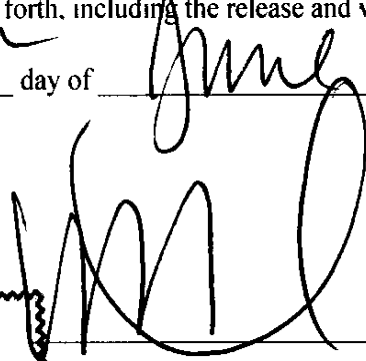
Property of Cook County Clerk's Office

UNOFFICIAL COPY

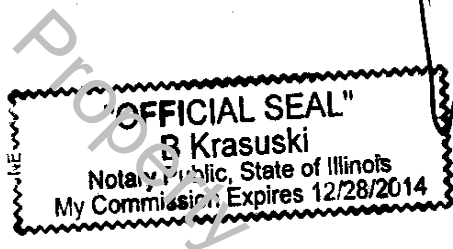
STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT David Yearson and Vincent Navarro, Co successor Trustees of the Socorro L. Navarro-Martin Trust, dated October 19, 2007 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 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 22nd day of June, 2013



(Notary Public)



Prepared By: Dennis Composto
405 N. Wabash - 315
Chicago, IL 60611

Mail To:
Vincent J. Navarro
826 South Laflin
Chicago, IL 60607

Name & Address of Taxpayer:
Vincent J. Navarro
826 South Laflin
Chicago, IL 60607

PROPERTY OF COOK COUNTY CLERK'S OFFICE