

UNOFFICIAL COPY



WARRANTY DEED
STATUTORY (ILLINOIS)
(INDIVIDUAL TO INDIVIDUAL)

Doc#: **1325926009** Fee: **\$40.00**
RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/16/2013 09:37 AM Pg: 1 of 2

(1082)
WSA 9/12/06
und
THE GRANTOR, KEVIN BELL, of the State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO: RUSSELL COPPOLA and SARAH COPPOLA, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, of 420 Fullerton Avenue, #322, Chicago, Illinois 60614, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED

Permanent Real Estate Index Number: 14-33-121-043-0000
Commonly known as: 2126 N. Lincoln Ave., Chicago, IL 60614

(above space for recorder only)

Robin
SUBJECT TO THE FOLLOWING: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

In Witness Whereof, said Grantor has caused his name to be signed to these presents this 15 day of August, 2013.

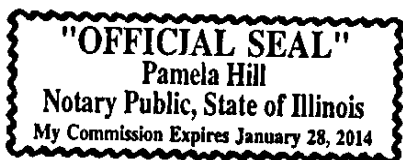
(Signature)

KEVIN BELL

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that KEVIN BELL, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 15, day of August, 2013



(Signature)

Notary Public

This Instrument was prepared by Brown, Udell, Pomerantz & Delrahim, 1332 N. Halsted Street Ste, 100, Chicago, IL.

Mail to:
Richard Campbell, Esq.
415 W. Armitage Ave., #1
Chicago, IL 60614

Send subsequent tax bills to:
Sarah and Russell Coppola
2126 N. Lincoln Ave.
Chicago, IL 60614

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STREET ADDRESS: 2126 N LINCOLN AVENUE
CITY: CHICAGO
TAX NUMBER: 14-33-121-043-0000
COUNTY: COOK

Exhibit A
to
Deed

LEGAL DESCRIPTION:

PARCEL 1:

A PARCEL OF LAND BEING A PART OF THE FOLLOWING DESCRIBED TRACT:

LOTS 1 THROUGH 15, 40 THROUGH 45 AND THAT PART OF LOTS 16 THROUGH 21 LYING NORTH OF THE SOUTH LINE OF SAID LOT 40 EXTENDED EAST, ALL IN W. E. DOGGETT'S SUBDIVISION OF BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO ALL OF THE VACATED ALLEY LYING NORTHEASTERLY OF AND ADJOINING LOTS 40 THROUGH 45, BOUNDED ON THE WEST BY THE EAST LINE OF NORTH LARRABEE STREET AND ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 40 EXTENDED EAST, ALL IN W. E. DOGGETT'S SUBDIVISION OF BLOCK 23, AFORESAID, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, 76.33 FEET TO THE PLACE OF BEGINNING; THENCE NORTHWESTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID TRACT, 0.97 OF A FOOT; THENCE NORTHEASTERLY PERPENDICULAR TO THE NORTHEASTERLY LINE OF SAID TRACT, 16.58 FEET TO A POINT 37.33 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID TRACT; THENCE NORTHWESTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID TRACT, 21.33 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO THE NORTHEASTERLY LINE OF SAID TRACT, 0.42 OF A FOOT; THENCE NORTHWESTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID TRACT, 5.00 FEET; THENCE SOUTHWESTERLY PERPENDICULAR TO THE NORTHEASTERLY LINE OF SAID TRACT, 17.00 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID TRACT, 2.00 FEET; THENCE SOUTHWESTERLY PERPENDICULAR TO THE NORTHEASTERLY LINE OF SAID TRACT, 14.08 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID TRACT, 11.19 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG SAID SOUTH LINE, 19.93 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL AS SET FORTH IN THE DECLARATION OF COVENANTS AND EASEMENTS, AND AS SHOWN ON PLAT ATTACHED THERETO, DATED AUGUST 10, 1971 AND RECORDED SEPTEMBER 17, 1971 AS DOCUMENT NO. 21625497 AND FILED AS DOCUMENT NO. LR2581839 AND CREATED BY DEED FROM WALPOLE POINT ASSOCIATES L.L.C. ET AL TO OZ PARK TOWNHOMES AND CONDOMINIUMS LLC RECORDED APRIL 13, 2004 AS DOCUMENT NOS. 0410441252 THROUGH 0410441259, BOTH INCLUSIVE.

REAL ESTATE TRANSFER 08/26/2013

CHICAGO: \$2,280.00
CTA: \$912.00
TOTAL: \$3,192.00

14-33-121-043-0000 | 20130801606559 | NC2807

REAL ESTATE TRANSFER 08/26/2013

COOK \$152.00
ILLINOIS: \$304.00
TOTAL: \$456.00

14-33-121-043-0000 | 20130801606559 | DPB4SE