

# UNOFFICIAL COPY



## WARRANTY DEED

Doc#: 1328435024 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/11/2013 09:26 AM Pg: 1 of 2

THE GRANTOR, STEPHANIE VAN VOOREN, a married woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to NATHAN G. ENGSTROM, 3000 W. Lawrence Ave., Unit 4C, Chicago, Illinois 60625, **\* A SINGLE MAN**

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached for legal description

SUBJECT ONLY TO THE FOLLOWING IF ANY: 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; AND GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Number: 14-30-403-091-1052 & 14-30-403-091-1121

Address of Real Estate: 1735 W. Diversey Pkwy., Unit 320 & GU-14, Chicago, Illinois 60614

Dated this 16<sup>th</sup> day of AUGUST, 2013

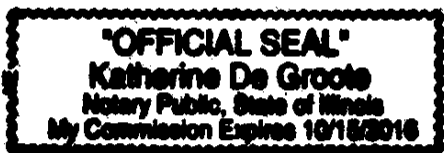
 (SEAL)  
STEPHANIE VAN VOOREN

REAL ESTATE TRANSFER		09/16/2013
COOK		\$95.00
ILLINOIS:		\$ 90.00
TOTAL:		\$285.00
14-30-403-091-1052   20130801604518   23AKMZ		

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 Stephanie Van Vooren, 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 she signed, sealed and delivered the said instrument as her 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 16<sup>th</sup> day of August, 2013



  
NOTARY PUBLIC

fd. 13. 0523  
2/3


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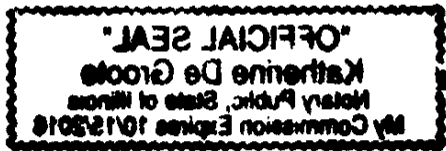
This instrument was prepared by: Judith E. Fors, 4669 N. Manor, Chicago IL 60625

Mail to: Dennis J. DaPrato  
Attorney at Law  
7507 W. Belmont Ave.  
Chicago, Illinois 60634

Send subsequent tax bills to: Nathan Engstrom  
1735 W. Diversey Pkwy., Unit 320  
Chicago, Illinois 60614

REAL ESTATE TRANSFER		09/12/2013
	CHICAGO:	\$1,425.00
	CTA:	\$570.00
	<b>TOTAL:</b>	<b>\$1,995.00</b>
14-30-403-091-1052   20130801604518   EQD1Q0		

Property of Cook County Clerk's Office



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## Legal Description

The land referred to in this Policy is described as follows:

Unit 320 and GU-14 in the Regal Condominiums as delineated on the survey of the following described real estate:

Parcel 1:

Lot 1 and the North 16 feet of Lot 2 in Luetger's Subdivision of Block 1 in Fullerton's Fourth addition to Chicago, a Subdivision in the North 1/2 of the Southeast 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The strip of land (formerly the East and West alley but now vacated) 16 feet wide lying South and adjoining the whole length of the South line of that part of Lot 1 lying East of the West 175 feet of said Lot 1, the West line of said strip being the East line of said Lot 2 in Luetger's Subdivision aforesaid, in Cook County, Illinois.

Parcel 3:

Lot 3 in the Subdivision of Lot 2 in Luetger's Subdivision of Block 1 in Fullerton's Fourth addition to Chicago aforesaid, in Cook County, Illinois.

Parcel 4:

The West 1/2 of that part of North Hermitage Avenue vacated, lying South of the South line of Diversey Parkway and North of the South line (extended West across said vacated avenue) of the North 70 feet of Lot 2 in the North Western Terra Cotta Company's Resubdivision of part of the Northeast 1/4 of the Southeast 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 5:

That part of Lot 3 in the resubdivision aforesaid by the North Western Terra Cotta Company described as follows: Beginning at the Northeast corner of said Lot 3, thence West on the North line of said Lot, 132.92 feet, thence Southeasterly on a curved line radius 163.05 feet curved convex to the Northeast and concentric to and 8.75 feet Northeasterly of the center line of industrial railroad track as now located a distance of 103.51 feet to an intersection with the South line of the North 70 feet of Lot 2 aforesaid extended West, thence East on said line 42 feet to the East line of Lot 3, thence North 45 feet to the point of beginning, in Cook County, Illinois.

Parcel 6:

That part of Lot 3 (sometimes called Block 3) in North Western Terra Cotta Company's resubdivision of a part of the Northeast 1/4 of the Southeast 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows:

Beginning at the point of intersection of the West line of the East 15.32 feet of said Lot 3 (sometimes also called Block 3) with a line 890 feet North of and parallel with the South line of said Lot 3 (sometimes also called Block 3) and running thence West on the last above mentioned parallel line a distance of 189 feet; thence North parallel with the East line of said Lot 3 (sometimes also called Block 3) a distance of 42.38 feet; thence West a distance of 95.33 feet to a point 931.63 feet North of a westward extension of said South line of Lot 3 (sometimes also called Block 3); thence Northwardly, Eastwardly and Southwardly along the arc of a circle having a radius of 142.16 feet and convex Westerly, Northerly and Easterly a distance of 446.62 feet to a point on said West line of the East 15.32 feet of said Lot 3 (sometimes also called Block 3) which is 933.83 feet North of said Lot 3 (sometimes also called Block 3) and thence South along the West line of the East 15.32 feet a distance of 43.83 feet to the point of beginning, (except therefrom that part of the foregoing parcel which lies South of a line which is 972 feet North of and parallel with said South line and a westward extension thereof of said Lot 3), all in Cook County, Illinois.

Which survey is attached as exhibit "D" to the Declaration of Condominium recorded as document 00038514, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Permanent Real Estate Index Number: 14-30-403-091-1052 & 14-30-403-091-1121

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