

UNOFFICIAL COPY



Doc#: 1329841008 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/25/2013 10:08 AM Pg: 1 of 3

Warranty Deed

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTORS, *Aaron Katz, as to a 50% interest, and The Sheela C. Katz Revocable Trust as to a 25% interest, and The Sidney Katz Revocable Trust as to a 25% interest*, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Scott Wentworth, a single man, and Natalie Francis, a single woman, as joint tenants, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2013 and subsequent years; covenants, conditions and restrictions of record.

Permanent Real Estate Index Number(s): 17-06-216-133-0000

Address of Real Estate: 1358 N. Wolcott Ave. #A Chicago, IL 60622

The date of this deed of conveyance is September ^{26th}, 2013.

Aaron Katz

Aaron Katz

Sheela C. Katz

Sheela C. Katz, as Trustee of The Sheela C. Katz Revocable Trust

Sheela C. Katz

Sheela C. Katz, as Trustee of The Sidney Katz Revocable Trust

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 Aaron Katz and Sheela C. Katz, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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.

(Impress Seal Here)
(My Commission Expires 03/25/2016)

Given under my hand and official seal

Heather M. Wicklund

Notary Public



S Y
P 3
S N
SC V
INT W

HW



(1412) WSA 65318 CTIC / Schwager / 1062 / No other


UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as 1358 N. Wolcott Ave. #A Chicago, IL 60622

See attached.

REAL ESTATE TRANSFER	10/04/2013						
 	<table style="width: 100%;"> <tr> <td style="width: 50%;">COOK</td> <td style="text-align: right;">\$270.00</td> </tr> <tr> <td>ILLINOIS:</td> <td style="text-align: right;">\$540.00</td> </tr> <tr> <td>TOTAL:</td> <td style="text-align: right;">\$810.00</td> </tr> </table>	COOK	\$270.00	ILLINOIS:	\$540.00	TOTAL:	\$810.00
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ILLINOIS:	\$540.00						
TOTAL:	\$810.00						
17-06-216-133-0000 20131001600162 HXJUR4							

REAL ESTATE TRANSFER	10/04/2013						
	<table style="width: 100%;"> <tr> <td style="width: 50%;">CHICAGO:</td> <td style="text-align: right;">\$4,050.00</td> </tr> <tr> <td>CTA:</td> <td style="text-align: right;">\$1,620.00</td> </tr> <tr> <td>TOTAL:</td> <td style="text-align: right;">\$5,670.00</td> </tr> </table>	CHICAGO:	\$4,050.00	CTA:	\$1,620.00	TOTAL:	\$5,670.00
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CTA:	\$1,620.00						
TOTAL:	\$5,670.00						
17-06-216-133-0000 20131001600162 FKUQMR							

This instrument was prepared by:
 Ivan Puljic
 Gaines & Puljic, Ltd
 10 S. LaSalle
 Chicago, IL, 60603

Send subsequent tax bills to:
 SCOTT WESTPORT
 NATALE FRANCIS
 1358 N. WOLCOTT - A
 CHICAGO, IL 60622

Recorder-mail recorded document to:
 YVONNE DEPRINCIS
 3540 W. 95th ST
 EVERGREEN PARK IL
 60805

UNOFFICIAL COPY**STREET ADDRESS:** 1358 N. WOLCOTT AVE

UNIT A

CITY: CHICAGO**COUNTY:** COOK**TAX NUMBER:** 17-06-216-133-0000**LEGAL DESCRIPTION:**

PARCEL A:

THE NORTHEASTERLY 24.98 FEET OF THE SOUTHEASTERLY 57.74 FEET OF LOTS 44 AND 45 (TAKEN AS A TRACT) IN BLOCK 2 IN PICKET'S ADDITION TO CHICAGO, BEING LOTS 3 AND 8 OF ASSESSOR'S DIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EASEMENT PARCEL B:

EASEMENT FOR THE EXCLUSIVE USE OF A GARAGE FOR UNIT 1358A, IN LOTS 44 AND 45 (TAKEN AS A TRACT), IN BLOCK 2 IN PICKET'S ADDITION TO CHICAGO, BEING LOTS 3 AND 8 OF ASSESSOR'S DIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHWESTERLY CORNER OF A BRICK GARAGE, POINT BEING 1.79 FEET SOUTHEASTERLY AND 5.88 FEET SOUTHWESTERLY OF THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTHWESTERLY, A DISTANCE OF 9.70 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 20.07 FEET; THENCE NORTHEASTERLY A DISTANCE OF 12.70 FEET; THENCE NORTHWESTERLY A DISTANCE OF 14.04 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 3.00 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 6.03 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, AS CREATED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1354-1358 NORTH WOLCOTT TOWNHOME, RECORDED OCTOBER 15, 1992 AS DOCUMENT 92768249.

EASEMENT PARCEL C:

AN EASEMENT FOR INGRESS AND EGRESS SITUATED IN LOT 45 IN BLOCK 2 IN PICKET'S ADDITION TO CHICAGO, BEING LOTS 3 AND 8 OF ASSESSOR'S DIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 45; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 45, A DISTANCE OF 132.01 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 45, A DISTANCE OF 2.88 FEET; THENCE SOUTHEASTERLY ALONG A BRICK GARAGE WALL AND ITS NORTHWESTERLY ELONGATION, A DISTANCE OF 30.99 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 2.20 FEET; THENCE SOUTHEASTERLY ALONG A BRICK BUILDING WALL AND ITS SOUTHEASTERLY ELONGATION, A DISTANCE OF 101.02 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 45, A DISTANCE OF 5.02 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, AS CREATED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1354-1358 NORTH WOLCOTT TOWNHOME, RECORDED OCTOBER 15, 1992 AS DOCUMENT 92768249.

EASEMENT PARCEL D:

EASEMENT FOR INGRESS AND EGRESS SITUATED IN LOT 44, IN BLOCK 2 IN PICKET'S ADDITION TO CHICAGO, BEING LOTS 3 AND 8 OF ASSESSOR'S DIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 44; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 44, A DISTANCE OF 132.01 FEET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 44, A DISTANCE OF 3.01 FEET; THENCE SOUTHEASTERLY ALONG A BRICK GARAGE WALL AND ITS NORTHWESTERLY ELONGATION, A DISTANCE OF 33.08 FEET; THENCE NORTHEASTERLY, A DISTANCE OF 2.07 FEET; THENCE SOUTHEASTERLY ALONG A BRICK BUILDING WALL AND ITS SOUTHEASTERLY ELONGATION, A DISTANCE OF 98.93 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 44, A DISTANCE OF 5.09 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, AS CREATED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1354-1358 NORTH WOLCOTT TOWNHOME, RECORDED OCTOBER 15, 1992 AS DOCUMENT 92768249.