

UNOFFICIAL COPY



Doc#: 1335741063 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/23/2013 10:47 AM Pg: 1 of 3

FIRST AMERICAN TITLE

ORDER # 2496300

112

WARRANTY DEED
ILLINOIS STATUTORY
Individual

THE GRANTORS, Marco Solana, divorced and not since remarried, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Emilio Valentine and Elena M. Valentine of 4252 N. Spaulding, 2A, Chicago, IL, not as tenants in common or as joint tenants, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; General taxes for the year 2013 and subsequent years;

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

Permanent Real Estate Index Number(s): 13-23-131-039-1003
Address(es) of Real Estate: 3643 N. Monticello, Unit 2, Chicago, IL 60618

Dated this 23 day of November, 20 13

X *Marco Solana*
Marco Solana

3
Y
3
N
3
SC
NT 2

REAL ESTATE TRANSFER		11/27/2013
	CHICAGO:	\$2,242.50
	CTA:	\$897.00
	TOTAL:	\$3,139.50

13-23-131-039-1003 | 20131101605803 | KAFDSV

REAL ESTATE TRANSFER		11/27/2013
	COOK	\$149.50
	ILLINOIS:	\$299.00
	TOTAL:	\$448.50

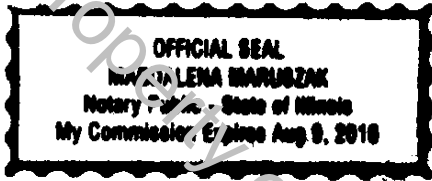
13-23-131-039-1003 | 20131101605803 | 8T7HQB

UNOFFICIAL COPY

STATE OF IL, COUNTY OF COOK ss.

I the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Marco Solana, personally known 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 purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 23rd day of November, 2013.



[Signature] (Notary Public)

Prepared by:
Richard A. Duffin
Duffin & Dore, LLC
106 W. Burlington Ave.
Second Floor
LaGrange, Illinois 60525

Mail to:
Czerhvent + Hoskins
730 W. Randolph
Chicago, IL 60661

Name and Address of Taxpayer:
Emilio Valente + Elena Valente
3413 N Monticello Unit 2
Chicago IL 60618

UNOFFICIAL COPY

Legal Description:

PARCEL 1:

UNIT 2 IN THE MONTICELLO MANOR CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 6, 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK 17 IN MASON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 21 MINUTES 08 SECONDS WEST 57.914 METERS (190.01 FEET) ALONG THE EASTERLY LINE OF SAID LOTS 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE NORTH 40 DEGREES 10 MINUTES 21 SECONDS WEST 27.332 METERS (89.67 FEET); THENCE NORTH 29 DEGREES 06 MINUTES 42 SECONDS WEST 41.642 METERS (136.62 FEET) TO A POINT ON THE WESTERLY LINE OF LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION THAT IS 0.978 METERS (3.21 FEET) SOUTH OF THE NORTHWEST CORNER OF SAID LOT 7 IN BLOCK 27 IN MASON'S SUBDIVISION; THENCE NORTH 00 DEGREES 20 MINUTES 26 SECONDS EAST 4.026 METERS (13.21 FEET) ALONG THE SAID WESTERLY LINE OF LOT 7 AND THE WESTERLY LINE OF LOT 6 IN BLOCK 17 IN MASON'S SUBDIVISION TO A POINT 3.048 METERS (10.00 FEET) NORTH OF THE SOUTHWESTERN CORNER OF SAID LOT 6 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE SOUTH 41 DEGREES 34 MINUTES 37 SECONDS EAST 4.106 METERS (13.47 FEET) TO A POINT ON THE NORTHERLY LINE OF SAID LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION THAT IS 2.743 METERS (9.00 FEET) EAST OF THE SAID NORTHWEST CORNER OF LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE SOUTH 89 DEGREES 30 MINUTES 12 SECONDS EAST 35.50 METERS (116.47 FEET) ALONG THE SAID NORTHERLY LINE OF LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 18, 2002 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0021147785, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT OF GARAGE SPACE NUMBER G-2 AND THE OUTDOOR PARKING SPACE NUMBER P-2 AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 2 AS ARE SET FORTH IN THE DECLARATION.

Permanent Real Estate Index Number(s): 13-23-131-039-1003

Address(es) of Real Estate: 3643 N. Monticello Ave., Unit 2, Chicago, IL 60618