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NSA 3483 73

THIS INSTRUMENT PREPARED BY:

LLOYD E. GUSSIS, ESQ. **GUSSIS LAW GROUP LLC** 6200 NORTH HIAWATHA **SUITE 400** CHICAGO, IL 60646



1404526034 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 02/14/2014 11:59 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTORS, ATTILA DEMETER AND KATALIN DEMETER, his wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, CONVEY AND WARRANT unto KATHLEEN E. CLEMENTS, FRANK J. CLEMENTS AND MARTER. CLEMENTS, the real estate commonly known as 3911 North Ashland, Unit #A, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises not in tenancy in common but in joint tenancy.

ADDRESS: 3911 North Ashland, Unit #A, Chicago, Illinois 60613

AUR.

PTIN: 14-20-100-057-0000

2013.

Attila Demeter

Katalin Demeter

STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that ATTILA DEMETER AND KATALIN DEMETER, his wife, 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

12/24/2013 **REAL ESTATE TRANSFER** \$5,400.00 CHICAGO: \$2,160.00 CTA: \$7,560.00

REAL ESTATE TRANSFER		12/24/2013
	СООК	\$360.00
	ILLINOIS:	\$720.00
	TOTAL:	\$1,080.00
14-20-100-057-000	0 201312016031	31 3XNNB0

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14-20-100-057-0000 | 20131201603131 | HVDF8Z

TOTAL:

1404526034D Page: 2 of 3

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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.

December, 2013. GIVEN under my hand and notarial seal this 20th day of			
December, 2013.			
	\mathcal{N}		
OFFICIAL SEAL LLOYD GUSSIS LLOYD Gyete of Illinois	Notary Public		
My commission expiredly commission Expires Jan 05, 2014			
MAIL TO:	SEND TAX BILL TO:		
Kathleen Clements	Kathleen Clements		

LEGAL DESCRIPTION

3911 N. Ashland Ave #A

Chicago, IL60613

(see attached)

3911 N. Ashland Aue #A

Chicago IL 60613

1404526034D Page: 3 of 3

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LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

THE WEST 24.85 FEET OF THE EAST 87.58 FEET OF THAT PART OF LOT 7 LYING EAST OF ASHLAND AVENUE IN THE 2ND RESUBDIVISION OF LOTS 17 TO 19 OF BLOCK 1 IN LAKEVIEW HIGH SCHOOL SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID LOT 7 LYING WEST OF A LINE 50.00 FEET EAST OF AND PARALLEL WITH THAT WEST LINE OF SAID SECTION CONVEYED TO THE CITY OF CHICAGO BY DEED DATED NOVEMBER 19, 1928 AND RECORDED DECEMBER 21, 1928 AS DOCUMENT NUMBER 10240238, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFOUND

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 19.48 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 28.07 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOT 7 LYING EAST OF ASHLAND AVENUE IN THE 2ND RESUBDIVISION OF LOTS 17 70 19 OF BLOCK 1 IN LAKEVIEW HIGH SCHOOL SUBDIVISION OF THE NORTHWEST 1/4 OF SAID SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPI THAT PART OF LOT 7 LYING WEST OF A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION, CONVEYED TO THE CITY OF CHICAGO BY DEED DATED NOVEMBER 19, 1928 AND RECORDED DECEMBER 21, 1928, AS DOCUMENT NUMBER 10240238), IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID LOT 7 THAT IS 10.00 FEET EAST OF THE ORIGINAL NORTHWEST CORNER OF SAID LOT 7, SAID COMMENCEMENT POINT BEING ALSO ON THE EAST LINE OF NORTH ASHLAND AVENUE AS WIDENED: THENCE EAST ALONG THE SAID NORTH LINE OF LOT 7, A DISTANCE 52.52 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED:

THENCE CONTINUING EAST ALONG THE SAID NORTH LINE OF LOT 1. A DISTANCE OF 9.31 FEET:

THENCE SOUTH ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF NORTH ASHLAND AVENUE, A DISTANCE OF 20.05 FEET;

THENCE WEST ALONG A LINE PARALLEL WITH THE SAID NORTH LINE OF LOT 7, A DISTANCE OF 5.37 FEET;

THENCE SOUTH ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF NORTH ASHLAND AVENUE, A DISTANCE OF 2.42 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE SAID NORTH LINE OF LOT 7, A DISTANCE OF 3.94 FEET;

THENCE NORTH ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF NORTH ASHLAND AVENUE, A DISTANCE OF 22.50 FEET TO THE POINT OF BEGINNING.