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WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 1515633075 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/05/2015 02:53 PM Pg: 1 of 3

PROPERTY CLERK'S OFFICE
ORDER # 21035876

Preparer File: 2635876
FATIC No.:

THE GRANTOR(S) Christine K. Morrissey, a never married woman of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to William B. Oberts, a never married man, of 3944 N Claremont Ave, Unit 205 Chicago, IL 60618 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

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; and general real estate taxes not 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.

Permanent Real Estate Index Number(s): 13-24-200-056-0000

Address(es) of Real Estate: 2716 W Byron St
Chicago, IL 60618

Dated this 1ST day of May, 2015

Christine K. Morrissey

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REAL ESTATE TRANSFER TAX	21-May-2015
CHICAGO:	2,565.00
CTA:	1,026.00
TOTAL:	3,591.00

REAL ESTATE TRANSFER TAX	21-May-2015
COUNTY:	171.00
ILLINOIS:	342.00
TOTAL:	513.00

13-24-200-056-0000 | 20150501683054 | 0-357-965-184

13-24-200-056-0000 | 20150501683054 | 1-365-843-328



First American
Title Insurance Company

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Christine K. Morrissey, a never married woman, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and 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.

Given under my hand and official seal this 1ST day of MAY, 20 15.



[Signature]
Notary Public

Prepared by:
Jeffrey Sanchez
Jay Zabel & Associates, Ltd.
55 W. Monroe, Ste. 3950
Chicago, IL 60603

Mail to:
Paul Ochmanek
100 W Randolph, Ste 409
Chicago, IL 60664
wbc

Same as below - 80

Name and Address of Taxpayer:
William B. Oberts
2716 W Byron St
Chicago, IL 60618

COOK County Clerk's Office



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 24 AFORESAID; THENCE NORTH 89°19'27" EAST, ALONG THE NORTH LINE, THEREOF, 269.94 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN THE SUBDIVISION OF BLOCK 4 AND THAT PART OF BLOCK 5 LYING WEST AND NORTH OF THE CENTER LINE OF THE CHICAGO RIVER IN KINZIES SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 24, AFORESAID; THENCE SOUTH 01° 31' 40" EAST, 50.00 FEET ALONG SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF IRVING PARK ROAD; THENCE NORTH 89°19'27" EAST, ALONG SAID SOUTH LINE, 101.66 FEET; THENCE SOUTH 00°40'33" EAST, 61.12 FEET; THENCE EASTERLY 6.39 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 10.50 FEET CONVEX TO THE SOUTH AND WHOSE CHORD BEARS SOUTH 73°15'04" EAST A DISTANCE OF 6.29 FEET; THENCE SOUTH 00°40'33" EAST, 32.00 FEET; THENCE NORTH 89°19'27" EAST, 97.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°19'27" EAST, 15.00 FEET; THENCE SOUTH 00°40'33" EAST, 80.00 FEET; THENCE SOUTH 89°19'27" WEST, 15.00 FEET; THENCE NORTH 00°40'33" WEST, 80.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RIVER PARK NORTH HOMEOWNER'S ASSOCIATION RECORDED APRIL 28, 2005 AS DOCUMENT NUMBER 0511812274 MADE BY IRVING PARK DEVELOPMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS DECLARANT, FOR ACCESS, INGRESS AND EGRESS, AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

Permanent Index #'s: 13-24-200-056

Property Address: 2716 W Byron St, Chicago, Illinois 60618