

UNOFFICIAL COPY



WARRANTY DEED

Doc#: 1523350007 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/21/2015 06:38 AM Pg: 1 of 2

THE GRANTOR, BABIL ESHOU,
a married man, of Lincolnwood,
IL, for and in consideration of TEN
DOLLARS, (\$10.00) and for other
valuable consideration in hand paid,
conveys and warrants to ANTON KRISTL
AND DANIELA KRISTL, Husband and wife,
5841 N. Drake, Chicago, IL, not as
tenants in common or joint tenants,
but as tenants by the entirety,
the following described Real
estate situated in the County
of Cook, in the State of
Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the
Homestead Exemption Law of the State of Illinois.

THIS IS NOT A HOMESTEAD PROPERTY.

Permanent Real Estate Index Number: 10-36-100-015-1061.

Address of Real Estate: 7141 N. KEDZIE AVE., UNIT 503, CHICAGO, IL 60645.

Dated this 9th day of AUGUST, 2015.

BABIL ESHOU

| REAL ESTATE TRANSFER TAX | 19-Aug-2015 |
|--------------------------|-------------|
| CHICAGO: | 682.50 |
| CTA: | 273.00 |
| TOTAL: | 955.50 |

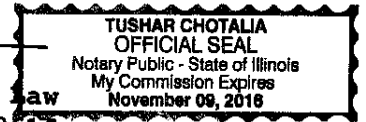
10-36-100-015-1061 | 20150801613498 | 0-532-506-496

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 BABIL ESHOU is 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 he has signed, sealed and delivered the
said instrument at 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 9th day of AUGUST, 2015.

Commission expires 11/09/16.

NOTARY PUBLIC



This instrument was prepared by Tushar Chotalia, Attorney at Law
6600 N. Lincoln Ave., #316, Lincolnwood, IL 60712. (847) 674-3616.

MAIL TO: Anton Kristal and Daniela Kristal
7141 N. Kedzie, Unit 503
Chicago, IL 60645

SEND SUBSEQUENT TAX BILLS TO:
Anton Kristal and Daniela Kristal
7141 N. Kedzie, Unit 503
Chicago, IL 60645

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

1514843 5/5

| REAL ESTATE TRANSFER TAX | 19-Aug-2015 |
|--------------------------|-------------|
| COUNTY: | 45.50 |
| ILLINOIS: | 91.00 |
| TOTAL: | 136.50 |

10-36-100-015-1061 | 20150801613498 | 1-262-569-344

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Fidelity National Title Insurance Company
 COMMITMENT FOR TITLE INSURANCE

File No: 1514843 Reference No:

EXHIBIT A**Legal:**

PARCEL 1: UNIT 503, IN WINSTON TOWERS NO. 5 CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 33 FEET THEREOF, THE EAST 698 FEET THEREOF, AND THE WEST 40 FEET THEREOF AND EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF WEST TOUHY AVENUE AT A POINT 26 FEET EAST OF THE INTERSECTION OF THE EAST LINE OF NORTH KEDZIE AVENUE AND THE SOUTH LINE OF WEST TOUHY AVENUE; THENCE SOUTH PARALLEL TO SAID LINE NORTH OF KEDZIE AVENUE 100 FEET; THENCE SOUTHWEST 352.26 FEET TO A POINT ON SAID EAST LINE OF NORTH KEDZIE AVENUE, SAID POINT BEING 450.00 FEET SOUTH OF SAID SOUTH LINE OF WEST TOUHY AVENUE; THENCE NORTH, ALONG SAID EAST LINE OF NORTH KEDZIE AVENUE, 450.00 FEET, TO SAID SOUTH LINE OF WEST TOUHY AVENUE; THENCE EAST, ALONG SAID SOUTH LINE OF WEST TOUHY AVENUE, 26.00 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY CENTEX HOMES CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 21906206 TOGETHER WITH AN UNDIVIDED .3484% INTEREST IN THE ABOVE DESCRIBED PARCEL, EXCEPTING THEREFROM ALL OF THE UNITS, AS DEFINED AND SET FORTH IN THE SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENT DATED JUNE 3, 1968 AND RECORDED JUNE 14, 1968 AS DOCUMENT 20520336 MADE BY WINSTON GARDENS, INCORPORATED, A CORPORATION OF ILLINOIS, FOR VEHICULAR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND: THE NORTH 30 FEET, AS MEASURED AT 90 DEGREES TO THE NORTH LINE THEREOF, OF A TRACT OF LAND CONSISTING OF BLOCKS 4 AND 5 TOGETHER WITH ALL THAT PART OF VACATED NORTH ALBANY AVENUE LYING NORTH OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED WEST LUNT AVENUE, AND LYING SOUTH OF THE NORTH LINE OF SAID BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF VACATED WEST ESTES AVENUE, TOGETHER WITH ALL OF THE VACATED WEST LUNT AVENUE, LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE AND TOGETHER WITH ALL OF VACATED WEST ESTES AVENUE, LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE, ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 41, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE ABOVE DESCRIBED TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 505.51 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACT 681.49 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 505.49 FEET TO THE SOUTH EAST CORNER OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 681.82 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

Address: 7141 N. Kedzie Avenue, Unit 503, Chicago, IL 60645
 PIN #: 10-36-100-015-1061
 PIN #:
 PIN #:
 Township: Rogers Park