

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL



Doc#: 1523904012 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/27/2015 08:43 AM Pg: 1 of 5

PROPERTY OF FIRST AMERICAN TITLE  
ORDER # 2058232

Preparer File: FALLICO  
FATIC No.:

THE GRANTOR(S) SERGIO FALLICO and IRMA QUINTANO, husband and wife, of the City of CHICAGO, County of COOK, State of IL for and in consideration of, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to ROBERT HUGHES and PERI L. HUGHES, husband and wife, of 1602 N. Larabee Chicago, IL 60614 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:

\* as Tenants by the Entirety

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

SUBJECT TO: Covenants, conditions, restrictions, easements of record, general real estate tax for 2014 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): 14-33-316-119-0000

Address(es) of Real Estate: 1659 W. VINE St.  
CHICAGO, IL 60614

Dated this 9 day of JULY, 2015

X \_\_\_\_\_  
SERGIO FALLICO

X \_\_\_\_\_  
IRMA QUINTANO

S 4  
P 5  
S N  
SC L  
INT IR

REAL ESTATE TRANSFER TAX		13-Aug-2015
	CHICAGO:	5,400.00
	CTA:	2,160.00
	TOTAL:	7,560.00

REAL ESTATE TRANSFER TAX		13-Aug-2015
	COUNTY:	360.00
	ILLINOIS:	720.00
	TOTAL:	1,080.00

14-33-316-119-0000 | 20150701605127 | 1-107-896-192

14-33-316-119-0000 | 20150701605127 | 0-785-786-752



First American  
Title Insurance Company

Warranty Deed - Individual

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STATE OF ILLINOIS, COUNTY OF DuPage SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SERGIO FALLICO and IRMA QUINTANO, 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 9 day of JUN, 20 15.



Samantha Bruhnke  
Notary Public

Prepared by:  
Susan Lesus, Attorney at Law  
511 W. Wesley St.  
Wheaton, IL 60187

Mail to:  
Robert Hughes & Peri Hughes  
1659 W. Vine  
Chicago, IL 60614  
Name and Address of Taxpayer:

Robert Hughes & Peri Hughes  
1659 W. Vine  
Chicago, IL 60614

Cook County Clerk's Office



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**LEGAL DESCRIPTION****PARCEL 1:**

THAT PART OF THE FOLLOWING TWO PARCELS OF LAND TAKEN AS A SINGLE TRACT, TO WIT: LOTS 28 TO 31, 40, 41, AND 42 IN THE SUBDIVISION OF THE EAST ½ OF LOTS 2, 3 AND (EXCEPT THE SOUTH 82 FEET OF THE EAST 100 FEET) OF LOT 4 IN BLOCK 1 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

LOTS 5 TO 20 BOTH INCLUSIVE, (EXCEPT THE PART OF SAID LOTS 5 TO 20 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 88.43 FEET TO A CORNER OF SAID LOT 5; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 14.10 FEET TO THE EAST LINE OF SAID LOT 5; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 5 TO 20 TO THE NORTHEAST CORNER OF SAID LOT 20, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 20 TO A LINE 1 FOOT WEST OF AND PARALLEL WITH THE SAID EAST LINE OF LOT 20; THENCE SOUTH ALONG A LINE 1 FOOT WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOTS 5 TO 20 TO A LINE 1 FOOT NORTHWESTERLY OF AND PARALLEL WITH THE SAID SOUTHEASTERLY LINE OF LOT 5; THENCE SOUTHWESTERLY ALONG SAID LINE 1 FOOT NORTHWESTERLY OF AND PARALLEL WITH THE SAID SOUTHEASTERLY LINE OF LOT 5 TO A LINE 1 FOOT NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5; THENCE WEST ALONG SAID LINE 1 FOOT NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5 TO THE WEST LINE OF SAID LOT 5; THENCE SOUTH ALONG SAID WEST LINE OF LOT 5 TO THE POINT OF BEGINNING) IN THE SUBDIVISION OF LOT 6 AND THE EAST 23 FEET OF LOT 7 IN BLOCK 1 SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 61.96 FEET SOUTH AND 12.09 FEET EAST OF THE NORTHWEST CORNER OF SAID DESCRIBED TRACT OF LAND, AS MEASURED ALONG THE WEST LINE OF SAID TRACT AND ALONG A LINE AT RIGHT ANGLES THERETO, (SAID WEST LINE HAVING AN ASSUMED BEARING OF DUE NORTH FOR THIS LEGAL DESCRIPTION); THENCE NORTH 90 DEGREES EAST, 25.45 FEET; THENCE DUE NORTH, 0.48 FEET; THENCE NORTH 90 DEGREES EAST, 16.41 FEET; THENCE DUE SOUTH, 17.08 FEET; THENCE SOUTH 50 DEGREES WEST, 40.86 FEET; THENCE DUE NORTH, 15.90 FEET; THENCE SOUTH 90 DEGREES WEST, 1.0 FEET; THENCE DUE NORTH 0.70 FEET TO THE PLACE OF BEGINNING ALSO PARCEL 1 "A": EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN DECLARATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 40382 DATED JANUARY 1, 1978 AND RECORDED JANUARY 26, 1978 AS DOCUMENT NUMBER 24301534 AND FILED AS DOCUMENT LR2996071 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 40382 TO JANE E. DOUGLAS DATED MARCH 1, 1978 AND RECORDED MARCH 27, 1978 AS DOCUMENT NUMBER 24376302 FOR PURPOSES OF INGRESS AND EGRESS ALSO PARCEL "B": EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY QUIT CLAIM DEED FROM THE CITY OF CHICAGO, A MUNICIPAL CORPORATION, TO NEIGHBORHOOD COMMONS CORPORATION, A NOT-FOR-PROFIT CORPORATION ILLINOIS, DATED APRIL 25, 1977 AND RECORDED MAY 20, 1977 AS DOCUMENT NUMBER 23936159 AND FILED MAY 20, 1977 AS LR2939190, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO THAT CERTAIN EAST-WEST PUBLIC ALLEY LYING EAST OF VINE STREET AND SOUTH OF AND ABUTTING LOT 5 AFORESAID, OVER, UPON AND ACROSS: THE SOUTH 1 FOOT OF LOT 5 IN BLOCK 1 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

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**PARCEL G-1**

A PARCEL OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF A HEREINAFTER DESCRIBED TRACT OF LAND; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID HEREINAFTER DESCRIBED TRACT, 78.56 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 2.82 FEET TO A POINT FOR A PLACE OF BEGINNING OF SAID PARCEL OF LAND;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 12.97 FEET;  
 THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 21.15 FEET;  
 THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 12.97 FEET;  
 THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 21.15 FEET

TO THE POINT OF BEGINNING OF SAID PARCEL OF LAND, THE AFOREMENTIONED TRACT OF LAND BEING LOTS 28, 29, 30, 31, 40, 41 AND 42 IN THE SUBDIVISION OF THE EAST 1/2 OF LOTS 2, 3 AND (EXCEPT THE SOUTH 82 FEET OF THE EAST 100 FEET) OF LOT 4 IN BLOCK 1 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOTS 5 TO 20, BOTH INCLUSIVE, (EXCEPT THE PART OF SAID LOTS 5 TO 20 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 88.43 FEET TO A CORNER OF SAID LOT 5; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 14.10 FEET TO THE EAST LINE OF SAID LOT 5; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 5 TO 20 TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 20 TO A LINE 1 FOOT WEST OF AND PARALLEL WITH THE SAID EAST LINE OF LOT 20; THENCE SOUTH ALONG A LINE 1 FOOT WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOTS 5 TO 20 TO A LINE 1 FOOT NORTHWESTERLY OF AND PARALLEL WITH THE SAID SOUTHEASTERLY LINE OF LOT 5; THENCE SOUTHWESTERLY ALONG SAID LINE 1 FOOT NORTHWESTERLY OF AND PARALLEL WITH THE SAID SOUTHEASTERLY LINE OF LOT 5 TO A LINE 1 FOOT NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5; THENCE WEST ALONG SAID LINE 1 FOOT NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5 TO THE WEST LINE OF SAID LOT 5; THENCE SOUTH ALONG SAID WEST LINE OF LOT 5 TO THE POINT OF BEGINNING), IN THE SUBDIVISION OF LOT 6 AND THE EAST 23 FEET OF LOT 7 IN BLOCK 1 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 274 SQUARE FEET

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**LIMITED COMMON AREA NO. 6**

A PARCEL OF LAND BEING THAT PART OF A HEREINAFTER DESCRIBED TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT: THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT; 56.23 FEET TO A POINT FOR A PLACE OF BEGINNING OF SAID PARCEL OF LAND;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 12.09 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 6.43;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 1.00 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 15.90 FEET;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 13.09 FEET

TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE, 22.33 FEET TO THE POINT OF BEGINNING, THE AFOREMENTIONED TRACT OF LAND BEING LOTS 28, 29, 30, 31, 40, 41, AND 42 IN THE SUBDIVISION OF THE EAST ½ OF LOTS 2, 3 AND (EXCEPT THE SOUTH 82 FEET OF THE EAST 100 FEET) OF LOT 4 IN BLOCK 1 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST ¼ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOTS 5 TO 20, BOTH INCLUSIVE, (EXCEPT THE PART OF SAID LOTS 5 TO 20 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 88.43 FEET TO A CORNER OF SAID LOT 5; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 14.10 FEET TO THE EAST LINE OF SAID LOT 5; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 5 TO 20 TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 20 TO A LINE 1 FOOT WEST OF AND PARALLEL WITH THE SAID EAST LINE OF LOT 20; THENCE SOUTH ALONG A LINE 1 FOOT WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOTS 5 TO 20 TO A LINE 1 FOOT NORTHWESTERLY OF AND PARALLEL WITH THE SAID SOUTHEASTERLY LINE OF LOT 5; THENCE SOUTHWESTERLY ALONG SAID LINE 1 FOOT NORTHWESTERLY OF AND PARALLEL WITH THE SAID SOUTHEASTERLY LINE OF LOT 5 TO A LINE 1 FOOT NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5; THENCE WEST ALONG SAID LINE 1 FOOT NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5 TO THE WEST LINE OF SAID LOT 5; THENCE SOUTH ALONG SAID WEST LINE OF LOT 5 TO THE POINT OF BEGINNING), IN THE SUBDIVISION OF LOT 6 AND THE EAST 23 FEET OF LOT 7 IN BLOCK 1 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST HALF OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.