

# UNOFFICIAL COPY



Doc#: 1529222109 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/19/2015 02:54 PM Pg: 1 of 3

10F 12A  
St 01146-37724  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**

**THE GRANTORS**, Cynthia Phillips, n/k/a Cynthia Weflen, married to Andrew Weflen, of the City of Evanston, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEY and WARRANT** to Joy L. Butora, as Trustee of the Joy L. Butora Declaration of Trust dated April 23, 2010, of the City of Chicago, State of Illinois, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

**SUBJECT TO:** covenants, conditions and restrictions of record, public and utility easements and roads and highways hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Numbers: 14-07-418-018-1047 & 14-07-418-018-1121

Address of Real Estate: 4921 N. Wolcott Ave. Unit 1B  
Chicago, Illinois 60640

STEWART TITLE  
800 E. DIEHL ROAD  
SUITE 180  
NAPERVILLE, IL 60563

Dated this 29<sup>th</sup> day of September, 2015

| REAL ESTATE TRANSFER TAX |  | 07-Oct-2015   |
|--------------------------|--|---------------|
| COUNTY:                  |  | 113.75        |
| ILLINOIS:                |  | 227.50        |
| <b>TOTAL:</b>            |  | <b>341.25</b> |

| REAL ESTATE TRANSFER TAX |  | 07-Oct-2015     |
|--------------------------|--|-----------------|
| CHICAGO:                 |  | 1,706.25        |
| CTA:                     |  | 682.50          |
| <b>TOTAL:</b>            |  | <b>2,388.75</b> |

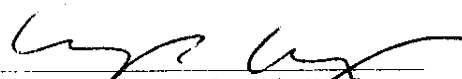
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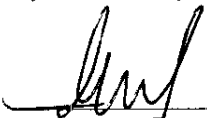
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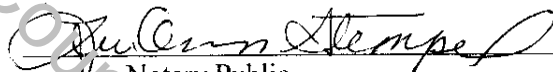
  
Cynthia Phillips, n/k/a Cynthia Weflen

  
Andrew Weflen, signing for the sole purpose of waiving homestead rights

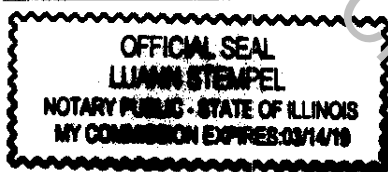
STATE OF Illinois )  
COUNTY OF Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT Cynthia Phillips, n/k/a Cynthia Weflen and Andrew Weflen, wife and husband**, 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 that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29th day of September, 2015.

  
Notary Public

My commission expires on 3/14, 2019.



Prepared By:  
Steven R. Felton  
2220 West North Avenue  
Chicago, Illinois 60647

Mail To: Leo G. Anbel  
200 S. W. Chicago #1100  
Chicago, IL 60604.

Name & Address of Taxpayer:  
Toy B. Sitka  
4421 N. Wolcott #1B  
Chicago, IL 60640.

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COMMITMENT FOR TITLE INSURANCE

**SCHEDULE A****Exhibit A - Legal Description**

UNIT 4921-1B AND P-23 IN THE WOLCOTT VILLAGE OF RAVENSWOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 1 TO 6, AND ALL OF THE ALLEY VACATED AS DOCUMENT NO. 08049033 ALL TAKEN AS A TRACT, IN EMIL G. SKOGLUND'S LINCOLN ARGYLE SUBDIVISION OF THE NORTH HALF OF BLOCK 1 IN NORTH RAVENSWOOD SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT; SAID POINT BEING NORTH 0 DEGREES EAST A DISTANCE OF 305.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 90 DEGREES EAST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 0 DEGREES EAST A DISTANCE OF 240.00 FEET; THENCE NORTH 90 DEGREES WEST A DISTANCE OF 110.00 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 0 DEGREES EAST 240.00 FEET TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS.

THAT PART OF LOTS 1 TO 6, AND ALL OF THE ALLEY VACATED AS DOCUMENT NO. 08049033, ALL TAKEN AS A TRACT, IN EMIL G. SKOGLUND'S LINCOLN ARGYLE SUBDIVISION OF THE NORTH HALF OF BLOCK 1 IN NORTH RAVENSWOOD SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY), DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE VACATED ALLEY; THENCE SOUTH 0 DEGREES 0 MINUTES AND 0 SECONDS WEST ALONG THE EAST LINE OF SAID VACATED ALLEY 626.43 FEET TO THE SOUTHEAST CORNER OF SAID VACATED ALLEY; THENCE NORTH 89 DEGREES 45 MINUTES 29 SECONDS EAST, ALONG THE SOUTH LINE OF SAID VACATED ALLEY AND ALONG THE SOUTH LINE OF LOT 6, 54.00 FEET; THENCE NORTH 0 DEGREES 0 MINUTES AND 5 SECONDS EAST, 37.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, 21.00 FEET; THENCE NORTH 0 DEGREES 0 MINUTES 5 SECONDS EAST, 552.42 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS WEST 21.00 FEET; THENCE NORTH 0 DEGREES 0 MINUTES 5 SECONDS EAST, 37.00 FEET TO THE NORTH LINE OF LOT 1, THENCE NORTH 89 DEGREES 45 MINUTES 35 SECONDS ALONG THE NORTH LINE OF SAID LOT 1 AND VACATED ALLEY 54.00 FEET, MORE OR LESS, TO POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 99009181, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.