

UNOFFICIAL COPY



Warranty Deed
Statutory (ILLINOIS)
(Individual to Individual)
H75823

Doc#: 1533619094 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/02/2015 12:17 PM Pg: 1 of 3

Above Space for Recorder's Use Only

THE GRANTOR(S) **FEDERICO REYES**, a married person
of the City of Chicago, County of Cook, State of Illinois for and in consideration of (\$10.00) Ten
00/100 DOLLARS, in hand paid, **CONVEYS** and **WARRANTS** to

ROBERTO SOTO, *unmarried*

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 Laws of the
State of Illinois. ***TO HAVE AND TO HOLD SAID PREMISES** as Tenants in Common forever.

SUBJECT TO:

Permanent Index Number (PIN): **16-02-129-020**

ADDRESS(es) of Real Estate: **1228 N. LAWNDALE AVE., CHICAGO, IL 60651**

Dated this 30th day of NOV., 2015

PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURE(S)

Federico Reyes (SEAL) *Van Maria Reyes* (SEAL)
FEDERICO REYES (SEAL)
____ (SEAL) _____ (SEAL)

HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60630

CCRD REVIEWER *RJ*

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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, DO HEREBY CERTIFY that **FEDERICO REYES**, personally known to me to be the same person(s) whose name(s) 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.

* Rosa Maria Reyes

Given under my hand and official seal, this 30 day of November, 2015

Commission expires 10-22-2018


NOTARY PUBLIC

This instrument was prepared by: Jaime R. Santana, 2653 N. Kedzie Ave., Chicago, Illinois 60647
*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

MAIL TO: Roberto Soto
1228 N. Lawndale
Chicago, IL 60651

SEND SUBSEQUENT TAX BILLS TO:
Roberto Soto
1228 N. Lawndale
Chicago, IL 60651

OR

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX
00073.50
FP 103042
0000025922

City of Chicago
Dept. of Finance
698120




Real Estate Transfer Stamp
\$1,543.50

12/2/2015 10.43
37874

Batch 10,890,625

COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEC. -2.15
REVENUE STAMP

COUNTY TAX

STATE OF ILLINOIS
DEC. -2.15
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000025976
REAL ESTATE TRANSFER TAX
00147.00
FP 103037

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Exhibit A

H75823

PARCEL 1:

THAT PART OF LOTS 23, 24, AND 25, TAKEN AS A TRACT, IN BLOCK 14 IN BEEBE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 5 ACRES IN THE NORTHEAST CORNER THEREOF), DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 25, THENCE NORTH 29 DEGREES 17 MINUTES 0 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID LOT 25, 22.40 FEET TO A POINT OF BEGINNING ON THE SOUTHEASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE NORTH 60 DEGREES 35 MINUTES 18 SECONDS WEST, ALONG SAID EXTENSION, CENTER LINE AND THE NORTHWESTERLY EXTENSION THEREOF, 70.00 FEET TO A POINT ON A LINE THAT IS 5.00 FEET SOUTHEAST OF AND PARALLEL WITH THE NORTHWEST LINE OF SAID LOT 23; THENCE NORTH 29 DEGREES 17 MINUTES 0 SECONDS EAST, ALONG SAID PARALLEL LINE, 18.50 FEET TO A POINT ON THE NORTHWESTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 60 DEGREES 35 MINUTES 18 SECONDS EAST, ALONG SAID NORTHWESTERLY EXTENSION, CENTER LINE AND THE SOUTHEASTERLY EXTENSION THEREOF, 70.00 FEET TO A POINT ON SAID SOUTHEAST LINE; THENCE SOUTH 29 DEGREES 17 MINUTES 0 SECONDS, ALONG SAID SOUTHEAST LINE, 18.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, AND CONTAINING 1295 SQUARE FEET THEREOF

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 1226-1238 NORTH LAWDALE AVENUE TOWNHOME ASSOCIATION, DATED MARCH 7, 2005 AND RECORDED MARCH 9, 2005 AS DOCUMENT 0506827055 FOR THE PURPOSE OF ACCESS OVER THE COMMON AREA AND PARKING IN THE PARKING SPACE COMMONLY KNOWN AS P-2, AS CONTAINED IN SAID DECLARATION AND DEPICTED ON THE PLAT ATTACHED THERETO

P.I.N. 16-02-129-020-0000

C/K/A 1228 N LAWDALE AVENUE, CHICAGO, ILLINOIS, 60651