

UNOFFICIAL COPY

WARRANTY DEED

4111 N. Southport Avenue
Chicago, Illinois 60613



Doc#: 1604144019 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/10/2016 12:15 PM Pg: 1 of 4

The Grantor, **Robert J. Nolfi, Jr.**, a single man never married, of 4111 N. Southport Avenue, in the City of Chicago, County of Cook and State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged,

CONVEYS AND WARRANTS to

Robert J. Nolfi, Jr., not personally, but as Trustee of the Robert J. Nolfi, Jr. Trust dated January 19, 2016 and as the same may be thereafter amended,

all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

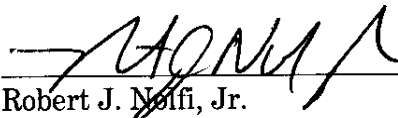
See Legal Description Attached as Exhibit "A"

subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

The Grantor hereby covenants with the Grantee that Grantor is lawfully seized in fee simple of the above granted premises and has good right to convey the same, and that Grantor, and Grantor's heirs, executors and administrators, shall warrant and defend the title unto the Grantee and to Grantee's successors and assigns against all lawful claims whatsoever.

Address of property: **4111 N. Southport Avenue, Chicago, IL 60613**
Permanent Index Number: 14-17-311-005-0000
Grantee's Address: 4111 N. Southport Avenue, in the City of Chicago,
County of Cook and State of Illinois.

Dated this 19th day of January, 2016.

 (SEAL)
Robert J. Nolfi, Jr.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub paragraph e, and Cook County Ord. 93-0-27 paragraph 4

Date:  Sign: 



UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert J. Nolfi, Jr., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person, and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

— GIVEN under my hand and official seal, this 19th day of January, 2016.



Thomas M. Schroeder


Notary Public

My Commission Expires: 5/18/2017

THIS INSTRUMENT PREPARED BY:
Thomas M. Schroeder, Attorney at Law
Prather Ebner LLP
53 W. Jackson Boulevard
Suite 1025
Chicago, IL 60604



SEND SUBSEQUENT TAX BILLS TO:

Robert J. Nolfi, Jr. Trust
4111 N. Southport Avenue
Chicago, Illinois 60613

REAL ESTATE TRANSFER TAX		10-Feb-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-17-311-005-0000 | 20160101662906 | 1-924-926-016

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		10-Feb-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-17-311-005-0000 | 20160101662906 | 0-912-790-080

UNOFFICIAL COPY

Exhibit "A"

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF CLARK STREET, EAST OF SOUTHPORT AVENUE AND NORTH OF BELLE PLAINE AVENUE, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST BELLE PLAINE AVENUE WITH THE WESTERLY LINE OF NORTH CLARK STREET; THENCE NORTHERLY ALONG THE SAID WESTERLY LINE OF NORTH CLARK STREET, A DISTANCE OF 107.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 06 MINUTES 32 SECONDS MEASURED COUNTER-CLOCKWISE, NORTHERLY TO SOUTHWESTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, BEING A LINE PARALLEL WITH THE SAID NORTH LINE OF WEST BELLE PLAINE AVENUE, A DISTANCE OF 21.21 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTHEASTERLY ALONG LINE MAKING AN ANGLE OF 89 DEGREES 58 MINUTES 43 SECONDS MEASURED CLOCKWISE, NORTHEASTERLY TO SOUTHEASTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 0.50 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 8.95 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 86.50 FEET NORTHERLY DISTANT FROM THE AFORESAID NORTH LINE OF WEST BELLE PLAINE AVENUE; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 69.64 FEET TO A POINT ON THE EAST LINE OF NORTH SOUTHPORT AVENUE; THENCE NORTH ALONG THE SAID EAST LINE OF NORTH SOUTHPORT AVENUE, A DISTANCE OF 22.34 FEET; THENCE NORTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 66 DEGREES 34 MINUTES 41 SECONDS MEASURED CLOCKWISE, NORTH TO NORTHEASTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, BEING A LINE PARALLEL WITH THE AFORESAID NORTH LINE OF WEST BELLE PLAINE AVENUE, A DISTANCE OF 69.70 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 19, 2016

Signature: *Thomas M. Schroeder*
Grantor or Agent

Subscribed and sworn to before me
By the said Thomas M. Schroeder
This 19th day of January, 2016
Notary Public *Karen Dachota*



The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date January 19, 2016

Signature: *Thomas M. Schroeder*
Grantee or Agent

Subscribed and sworn to before me
By the said Thomas M. Schroeder
This 19th day of January, 2016
Notary Public *Karen Dachota*



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)