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1616504080

Doc#: 1616504080 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/13/2016 03:07 PM Pg: 1 of 2

160286363350

PREPARED BY:
Joseph A. La Zara
7246 W. Touhy
Chicago, IL 60631

MAIL TAX BILL TO:
William E. Petrovich and Daisy Petrovich
5721 W. Roscoe
Chicago, IL 60634

MAIL RECORDED DEED TO:
Hubeny & Zaba, LLC
200 E. Chicago Avenue
Suite 200
Westmont, IL 60559

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WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), The Avenues at Austin, LLC, an Illinois limited liability company, of the City of Park Ridge, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to MSP Realty, LLC, an Illinois limited liability company, as to an undivided 97.07% tenant in common interest, and William E. Petrovich and Daisy Petrovich, husband and wife, as joint tenants with rights of survivorship, as to an undivided 2.93% tenant in common interest., of 5721 W. Roscoe Street, Chicago, Illinois 60634, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1:

LOT 2 IN LAWRENCE AND AUSTIN SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE, PERPETUAL EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY, AS CREATED BY THE DECLARATION OF INGRESS & EGRESS EASEMENT RECORDED ON DECEMBER 14, 2010 AS DOCUMENT NO. 1034835021, OVER AND ACROSS THE FOLLOWING DESCRIBED LAND:

THAT PART OF LOTS 1, 2, 3, 4, AND 5 IN LAWRENCE AND AUSTIN SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 00° 24' 20" WEST, ALONG THE EAST LINE OF SAID LOT 2; A DISTANCE OF 90.55 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 50' 22" WEST, A DISTANCE OF 129.08 FEET; THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 34.12 FEET; THENCE 90° 00' 00" WEST, A DISTANCE OF 119.24 FEET; THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 22.00 FEET; THENCE SOUTH 90° 00' 00" EAST, A DISTANCE OF 99.24 FEET; THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 90° 00' 00" WEST, A DISTANCE OF 108.00 FEET; THENCE NORTH 01° 32' 36" EAST, A DISTANCE OF 23.68 FEET; THENCE NORTH 88° 14' 20" EAST, A DISTANCE OF 150.14 FEET; THENCE SOUTH 00° 21' 01" EAST, A DISTANCE OF 34.23 FEET; THENCE SOUTH 89° 50' 22" EAST, A DISTANCE OF 106.00 FEET; THENCE SOUTH 00° 24' 20" EAST, A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX		06-Jun-2016
CHICAGO:		33,187.50
CTA:		13,275.00
TOTAL:		46,462.50 *

13-17-105-110-0000 | 20160501611199 | 0-868-628-800

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

Permanent Index Number(s): 13-17-105-110-0000
Property Address: 4732 N. Austin Avenue, Chicago, IL 60630

REAL ESTATE TRANSFER TAX		06-Jun-2016
COUNTY:		2,212.50
ILLINOIS:		4,425.00
TOTAL:		6,637.50

13-17-105-110-0000 | 20160501611199 | 1-878-164-800

ATG FORM 4067
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ATGF, INC.

FOR USE IN: ALL STATES
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Subject, however, to the general taxes for the year of 2015 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 31 day of MAY, 2016

The Avenues at Austin, LLC, an Illinois limited liability company

By: *[Signature]*
Patrick Coyle, its Authorized Managing Member

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Patrick Coyle, Managing Member of The Avenues at Austin, LLC, an Illinois limited liability company, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 31 day of MAY, 2016

Joseph La Zara
Notary Public

My commission expires: _____

Exempt under the provisions of paragraph _____



Property of Cook County Clerk's Office