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

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

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

WARRANTY DEED Statutory (Illinois)

UNOFFICIAL CC

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 (\$'0.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to MSP Realty, LLC, an Illing s limited liability company, as to an undivided 97.07% tenant in common interest, and William E. Petrovich and Daisy Petrovich, husb and and wife, as joint tenants with rights of survivorship, as to an undivided 2.93% tenant in common interest, of 5721 W. Roscoe Sucet, Chicago, Illinois 60634, all right, title, and interest in the following described real estate situated in the County of COOK, State of Mincis 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:

ATG FORM 4067

O ATG (12/07)

A NON-EXCLUSIVE, PERPETUAL EASEMENT FOR PEDESTRIAN AND VEHICLAR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL I 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.

Permanent Index Number(s): 13-17-105-110-0000

Property Address: 4732 N. Austin Avenue, Chicago, IL 60630

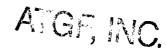
06-Jun-2016 REAL ESTATE TRANSFER TAX 2,212.50 COUNTY: 4,425.00 ILLINOIS: 6,637.50 TOTAL: 13-17-105-110-0000 20160501611199 1-878-164-800

06-Jun-2016 REAL ESTATE TRANSFER TAX CHICAGO: 33.187.50 13,275.00 CTA: 46,462.50 TOTAL: 13-17-105-110-0000 | 20160501611199 | 0-868-628-800

Total does not include any applicable penalty or interest due.

present 11

t



FOR USE IN: ALL STATES

1616504080D Page: 2 of 2

UNOFFICIAL COPY

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 $3/$ day of MAY , $20/6$
The Avenues at Avistin, LLC, an Illinois limited liability company
By: Patrick Coyle As Authorized Managing Member
STATE OF <u>ILLINOIS</u>) SS.
COUNTY OF COOK SS.
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 Aus a. LLC, an Illinois limited liability company, personally known to me to be the same person(s) whose name(s) is/are subscribed to the icres ing 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.
$O_{\mathcal{F}}$
Given under my hand and notarial seal, this 3/ day of M17, 20/
Notary Public
My commission expires:
Exempt under the provisions of paragraph
JOSEPH LA ZARA NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/15/19
Corts
4
O _{fic.}