

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY (Individual to Individual)

Mail To:

Ralph DeAngelis, Esq.
267 Churchill
Clarendon Hills, IL 60514



Doc#: 1616842002 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/16/2016 08:48 AM Pg: 1 of 3

Send Subsequent Tax Bills To:

Jennifer Cherry
2712 W. Byron St.
Chicago, IL 60618

Date of Deed conveyance:
5/30/16

THE GRANTORS, Roberto Philippe and Keelin Philippe, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEY and WARRANT to Jennifer Cherry, of Chicago, Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; general real estate taxes for second installment 2015 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 13-24-200-058-0000

Property Address: 2712 W. Byron Street, Chicago, Illinois 60618

SC 10 00906
FIDELITY NATIONAL TITLE
10fz

SIGNATURE PAGE FOLLOWS

BOX 15

SY
P 3
S N
SCV
INTV

REAL ESTATE TRANSFER TAX		07-Jun-2016
CHICAGO:		2,775.00
CTA:		1,110.00
TOTAL:		3,885.00 *

13-24-200-058-0000 | 20160501608589 | 0-812-680-512

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

REAL ESTATE TRANSFER TAX		07-Jun-2016
COUNTY:		185.00
ILLINOIS:		370.00
TOTAL:		555.00

13-24-200-058-0000 | 20160501608589 | 1-865-712-960

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Dated this 23 day of May, 2016.

[Signature]
Roberto Philippe

[Signature]
Keelin Philippe

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 Roberto Philippe and Keelin Philippe are 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 said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 23rd day of MAY, 2016.

[Signature]
Notary Public

My Commission Expires: 3/2/19



This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091
(Name and Address)

MAIL TO:

Ralph DeAngelis, Esq.
267 Churchill
Clarendon Hills, IL 60514

SEND SUBSEQUENT TAX BILLS TO:

Jennifer Cherry
2712 W. Byron St.
Chicago, IL 60618

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EXHIBIT "A" Legal Description

PARCEL 1;

THAT PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 24, AFORESAID; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE THEREOF, 269.94 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN THE SUBDIVISION OF BLOCK 4 AND THAT PART OF BLOCK 5 LYING WEST AND NORTH OF THE CENTER LINE OF THE CHICAGO RIVER IN KINZIE'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 24, AFORESAID; THENCE SOUTH 1 DEGREE 31 MINUTES 40 SECONDS EAST, 50 FEET ALONG SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF IRVING PARK ROAD; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, ALONG SAID SOUTH LINE, 101.66 FEET; THENCE SOUTH 0 DEGREES 40 MINUTES 33 SECONDS EAST, 61.12 FEET; THENCE EASTERLY 6.39 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 10.50 FEET CONVEX TO THE SOUTH AND WHOSE CHORD BEARS SOUTH 73 DEGREES 15 MINUTES 4 SECONDS EAST, A DISTANCE OF 6.29 FEET; THENCE SOUTH 0 DEGREES 40 MINUTES 33 SECONDS EAST, 32 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, 136.35 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, 15 FEET; THENCE SOUTH 0 DEGREES 40 MINUTES 33 SECONDS EAST, 80 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 27 SECONDS WEST, 15 FEET; THENCE NORTH 0 DEGREES 40 MINUTES 33 SECONDS EAST, 80 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 27 SECONDS WEST, 15 FEET; THENCE NORTH 0 DEGREES 40 MINUTES 33 SECONDS WEST, 80 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR RIVER PARK NORTH HOMEOWNER'S ASSOCIATION RECORDED APRIL 28, 2000 AS DOCUMENT NUMBER 0511812274, MADE BY IRVING PARK DEVELOPMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS DECLARANT, FOR ACCESS, INGRESS, AND EGRESS AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

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ALTA Commitment (06/17/2006)

Page 3

Printed: 05.25.16 @ 05:19 PM
IL-FT-FILL-01040.235202-SPS-1-16-SC16010906

