

# UNOFFICIAL COPY



First American Title Insurance Company  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**



1621434267D

Doc#: 1621434267 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/01/2016 03:26 PM Pg: 1 of 3

THE GRANTOR(S) **Martin R. Ryan**, unmarried, of 1816 W. Belmont, Unit 3, Chicago, County of Cook, State of Illinois, 60657, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Justin Vraga, of ~~1816 W. Belmont~~ 2135 Prairie, Glenview, IL 60025

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

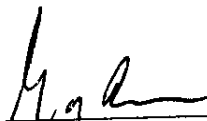
**SEE ATTACHED LEGAL DESCRIPTION**

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-19-433-054-1003  
Address of Real Estate: 1816 W. Belmont, Unit 3, Chicago, IL 60657

Dated this 27th day of June, 20 16

  
\_\_\_\_\_  
Martin R. Ryan

REAL ESTATE TRANSFER TAX		21-Jul-2016
CHICAGO:		2,992.50
CTA:		1,197.00
<b>TOTAL:</b>		<b>4,189.50 *</b>

14-19-433-054-1003 | 20160601625640 | 1-223-687-488  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		21-Jul-2016
COUNTY:		199.50
ILLINOIS:		399.00
<b>TOTAL:</b>		<b>598.50</b>

14-19-433-054-1003 | 20160601625640 | 1-766-456-640

**FIRST AMERICAN TITLE**  
**FILE #** 2755907

Warranty Deed

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**UNOFFICIAL COPY**

STATE OF ILLINOIS, COUNTY OF

DUPAGE

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Martin R. Ryan**, 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 official seal, this 27<sup>th</sup> day of JUNE, 20 16.



Anita Tallon (Notary Public)

Prepared by: *Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521*

**Mail to:**

Naheed Amdani  
4909 Oakton Street  
Skokie, IL 60077

**Name and Address of Taxpayer:**

Justin Vragel  
1816 W. Belmont, #3  
Chicago, IL 60657

**UNOFFICIAL COPY****PARCEL 1:**

UNIT C IN 1816 BELMONT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 13 IN BLOCK 4 IN GROSS PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCKS THIRTY NINE 39 AND FIFTY 50 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH WEST QUARTER OF THE NORTH EAST QUARTER THEREOF ALSO THE SOUTH EAST QUARTER OF THE NORTHWEST QUARTER THEREOF AND THE EAST HALF OF THE SOUTH EAST QUARTER THEREOF) IN COOK COUNTY, ILLINOIS;

EXCEPT THE COMMERCIAL UNIT DESCRIBED AS FOLLOWS:

THAT PART OF LOT 13 LYING ABOVE A HORIZONTAL PLANE OF +16.17 CITY OF CHICAGO DATUM AND LYING BELOW A HORIZONTAL PLANE OF +27.95 CITY OF CHICAGO DATUM, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1.54 FEET NORTH OF THE NORTH LINE OF BELMONT AVENUE AND 8.32 FEET WEST OF THE EAST LINE OF SAID LOT 13; THENCE NORTH PARALLEL WITH THE EAST LINE OF LOT 13, WHICH HAS A BEARING OF NORTH 0 DEGREES 0 MINUTES 0 SECONDS EAST, A DISTANCE OF 6.27 FEET; THENCE NORTH 90 DEGREES EAST A DISTANCE OF 2.57 FEET; THENCE NORTH 0 DEGREES EAST A DISTANCE OF 12.00 FEET; THENCE NORTH 90 DEGREES WEST A DISTANCE OF 0.07 FEET; THENCE NORTH 0 DEGREES EAST A DISTANCE OF 1.22 FEET; THENCE NORTH 90 DEGREES WEST A DISTANCE OF 4.50 FEET; THENCE NORTH 0 DEGREES EAST A DISTANCE OF 1.02 FEET; THENCE NORTH 90 DEGREES EAST A DISTANCE OF 4.05 FEET; THENCE NORTH 0 DEGREES EAST A DISTANCE OF 9.30 FEET; THENCE NORTH 90 DEGREES EAST A DISTANCE OF 4.36 FEET; THENCE NORTH 0 DEGREES EAST A DISTANCE OF 3.28 FEET; THENCE NORTH 90 DEGREES WEST A DISTANCE OF 8.40 FEET; THEREOF NORTH 0 DEGREES EAST A DISTANCE OF 1.02 FEET; THENCE NORTH 90 DEGREES EAST A DISTANCE OF 6.13 FEET; THENCE NORTH 45 DEGREES EAST A DISTANCE OF 2.61 FEET; THENCE NORTH 0 DEGREES EAST A DISTANCE OF 4.80 FEET; THENCE NORTH 90 DEGREES WEST A DISTANCE OF 8.36 FEET; THENCE NORTH 0 DEGREES EAST A DISTANCE OF 1.16 FEET; THENCE NORTH 90 DEGREES EAST A DISTANCE OF 8.30 FEET; THENCE NORTH 0 DEGREES EAST A DISTANCE OF 3.40 FEET; THENCE NORTH 90 DEGREES WEST A DISTANCE OF 4.53 FEET; THENCE NORTH 0 DEGREES EAST A DISTANCE OF 8.73 FEET; THENCE NORTH 90 DEGREES WEST A DISTANCE OF 0.10 FEET; THENCE NORTH 0 DEGREES EAST A DISTANCE OF 0.25 FEET; THENCE NORTH 90 DEGREES WEST A DISTANCE OF 4.15 FEET; THENCE NORTH 0 DEGREES EAST A DISTANCE OF 4.92 FEET; THENCE NORTH 90 DEGREES WEST A DISTANCE OF 5.22 FEET; THENCE NORTH 0 DEGREES EAST A DISTANCE OF 5.68 FEET; THENCE NORTH 90 DEGREES WEST A DISTANCE OF 7.70 FEET; THENCE SOUTH 0 DEGREES EAST A DISTANCE OF 5.25 FEET; THENCE SOUTH 90 DEGREES EAST A DISTANCE OF 4.02 FEET; THENCE SOUTH 0 DEGREES EAST A DISTANCE OF 4.35 FEET; THENCE SOUTH 90 DEGREES EAST A DISTANCE OF 0.10 FEET; THENCE SOUTH 90 DEGREES EAST A DISTANCE OF 6.57 FEET; THENCE SOUTH 90 DEGREES WEST A DISTANCE OF 4.10 FEET; THENCE SOUTH 0 DEGREES EAST A DISTANCE OF 41.73 FEET; THENCE SOUTH 90 DEGREES EAST A DISTANCE OF 0.19 FEET; THENCE SOUTH 0 DEGREES EAST A DISTANCE OF 5.09 FEET; THENCE SOUTH 45 DEGREES EAST A DISTANCE OF 1.81 FEET; THENCE SOUTH 90 DEGREES EAST A DISTANCE OF 13.17 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 16, 2005 AS DOCUMENT 0513618010, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES G-2 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE PLAT OF SURVEY RECORDED MAY 16, 2005 AS DOCUMENT 0513618010, IN COOK COUNTY, ILLINOIS.