

CAMBRIDGE TITLE COMPANY  
3100 Dundee Road, Suite 906  
Northbrook, IL 60062

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## WARRANTY DEED Statutory (Illinois) (individual to individual)

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Doc#: 1622150022 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/08/2016 03:20 PM Pg: 1 of 4

THE GRANTORS  
Ranferi S. Salgado & Michelle A. Salgado,  
*a Married Couple*  
10325 S. Cook Ave.  
Oak Lawn, IL 60453

Above Space for recorder's use only

of the City of Oak Lawn, County of Cook State of Illinois for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable considerations \$10.00 in hand paid, CONVEYS and WARRANTS to:

4420 Tripp Avenue LLC, an Illinois Limited Liability Company  
4420 S. Tripp Ave., Chicago, IL 60632

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

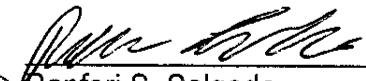
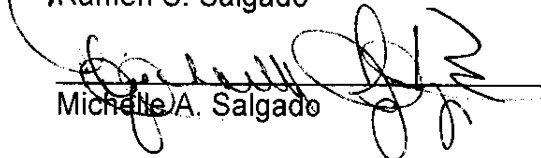
**See Exhibit A attached hereto.**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois \*TO HAVE AND TO HOLD said premises forever. SUBJECT TO: general real estate taxes not yet due and payable at closing; easements of record and building lines, building restrictions of record; zoning and building laws and ordinances; and covenants and conditions of record as to use and occupancy, which do not adversely affect the use of the real estate or the value thereof.

Permanent Real Estate Index Number(s): 19-03-400-119-0000

Address of Real Estate: 4420-40 S. Tripp Ave., Chicago, IL 60632

Dated this 22<sup>nd</sup> day of July, 2016

 (SEAL)  
Ranferi S. Salgado  
 (SEAL)  
Michelle A. Salgado

CCRD REVIEW 



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## EXHIBIT A

### LEGAL DESCRIPTION

THAT PART OF LOT 'B' IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, IN BOOK 67 OF PLATS, PAGE 44 ON APRIL 29, 1897 AS DOCUMENT 2530529 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SOUTH TRIPP AVENUE WITH A LINE PARALLEL TO AND 676 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SAID SECTION 3, THENCE SOUTH ALONG SAID WEST LINE OF SOUTH TRIPP AVENUE TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 944.32 FEET SOUTH OF SAID EAST AND WEST CENTER LINE OF SECTION 3, THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE TO ITS INTERSECTION WITH A STRAIGHT LINE EXTENDING FROM A POINT WHICH IS 1084.32 FEET SOUTH OF SAID EAST AND WEST CENTER LINE OF SECTION 3 AND 838.93 FEET EAST OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3 TO A POINT WHICH IS 894.32 FEET SOUTH OF SAID EAST AND WEST CENTER LINE AND 817.93 FEET EAST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3, THENCE NORTHERLY ALONG THE ABOVE DESCRIBED STRAIGHT LINE TO SAID POINT WHICH IS 894.32 FEET SOUTH OF SAID EAST AND WEST CENTER LINE AND 817.93 FEET EAST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3, THENCE NORTHERLY ALONG THE ABOVE DESCRIBED STRAIGHT LINE TO SAID POINT WHICH IS 894.32 FEET SOUTH OF SAID EAST AND WEST CENTER LINE AND 817.93 FEET EAST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3, THENCE NORTH ALONG A LINE 817.93 FEET EAST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTER LINE OF SECTION 3, TO ITS INTERSECTION WITH SAID LINE THAT IS PARALLEL TO AND 676 FEET SOUTH OF SAID EAST AND WEST CENTER LINE OF SECTION 3, AND THENCE EAST ALONG THE LAST ABOVE MENTIONED PARALLEL LINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIPTION IS BASED UPON THE FOLLOWING DEFINITIONS: SOUTH TRIPP AVENUE IS DEFINED AS A STRIP OF LAND LYING IN LOT 'B' OF THE SUBDIVISION RECORDED IN BOOK 67 OF PLATS, PAGE 44 ON APRIL 29, 1897 AS DOCUMENT 2530529, WHICH IS 66 FEET IN WIDTH, EXTENDING SOUTHERLY FROM A STRAIGHT LINE PARALLEL TO AND 33 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SECTION 3 TO THE NORTH LINE OF WEST 47TH STREET (A PUBLIC STREET) THE EAST LINE OF SAID STRIP IS A STRAIGHT LINE PARALLEL TO AND 1008.93 FEET EAST OF THE NORTH AND SOUTH CENTER LINE OF SECTION 3, THE WEST LINE OF SAID STRIP ADJOINING ON THE EAST, THE LAND HEREIN DESCRIBED IS A STRAIGHT LINE PARALLEL TO AND 66 FEET WEST OF THE EAST LINE OF SAID STRIP. THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SECTION 3, MEASURED 2648.14 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION 3, TO A POINT ON THE SOUTH LINE OF SAID SECTION 3 MEASURED 2669.37 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 3 AND MEASURED 2668.04 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 3. THE EAST AND WEST CENTER LINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID SECTION 3 MEASURED 2597.19 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 3 AND MEASURED 2669.84 FEET NORTH

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FROM THE SOUTHEAST CORNER OF SAID SECTION 3 TO A POINT ON THE WEST LINE OF SAID SECTION 3 MEASURED 2598.77 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 3 AND MEASURED 2661.19 FEET NORTH FROM THE SOUTHWEST CORNER OF SECTION 3, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 4420-4440 S TRIPP AVE, CHICAGO, IL 60632

Permanent Index No.: 19-03-400-119-0000

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