

WARRANTY DEED  
(Individual to Individual)

OILT  
TQ 003874 1/2



Doc#: 1622129095 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/08/2016 12:46 PM Pg: 1 of 3

The Grantors, MATTHEW R.  
WARMBIR and GRACE E.  
FITZPATRICK-WARMBIR, husband  
and wife, of the City of  
Chicago, Cook County,  
Illinois, for and in  
consideration of Ten Dollars  
(\$10.00) and other good and  
valuable consideration, in  
hand paid, CONVEY AND  
WARRANT to:

DAMIAN R. BOLER

and

TRACEY R. BOLER,

husband and wife, of 1311 S.  
Federal St, Chicago, IL 60605,  
not as joint tenants or tenants in common but as tenants by the  
entirety, the following described real estate situated in Cook County,  
Illinois, to-wit:

EXTENDED LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

Permanent Index No. 17-27-304-146-0000

Common Address: 2639 S. Michigan Avenue<sup>unit B</sup>, Chicago, Illinois, 60616

Dated this 15th day of July, 2016.

Matthew R. Warmbir (SEAL)  
MATTHEW R. WARMBIR

Grace E. Fitzpatrick-Warmbir (SEAL)  
GRACE E. FITZPATRICK-WARMBIR

RECORDED  
1622129095

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a notary public in and for said County in the State aforesaid, do hereby certify that MATTHEW R. WARMBIR and GRACE E. FITZPATRICK-WARMBIR, 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.

Given under my hand and official seal this 15th day of July, 2016.

*Michelle M. Esparza*  
\_\_\_\_\_  
NOTARY PUBLIC



REAL ESTATE TRANSFER TAX

08-Aug-2016



COUNTY: 134.75  
ILLINOIS: 266.50  
TOTAL: 404.25

1-27-204-146-0000

| 20160701638263

| 1-597-002-560

REAL ESTATE TRANSFER TAX

08-Aug-2016



CHICAGO: 2,621.25  
CTA: 808.50  
TOTAL: 2,829.75

1-27-204-146-0000 | 20160701638263 | 1-454-936-896

\* Total does not include any applicable penalty or interest fee.

Document Prepared by: MILES W. WIDEIKIS, Attorney at Law  
6446 W. 127th St, Palos Heights, IL 60463

MAIL RECORDED DOCUMENT TO:

SEND SUBSEQUENT TAX BILLS TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*LAMIAN R. BOLER*  
\_\_\_\_\_  
*2639 S. Michigan, Unit B*  
\_\_\_\_\_  
*CHICAGO IL 60616*  
\_\_\_\_\_

# UNOFFICIAL COPY

## EXHIBIT A

### PARCEL 1:

THE NORTH 20.00 FEET OF THE SOUTH 131.66 FEET OF THE WEST 80.17 FEET OF THE EAST 83.17 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO THAT PART OF BLOCKS 80 AND 83 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN 531.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOTS 9 TO 22 IN THOMAS STINSON'S SUBDIVISION OF BLOCK 80 AFORESAID WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF LOT 11, 60.0 FEET EAST OF THE NORTHWEST CORNER OF LOT 9 IN THOMAS STINSON'S SUBDIVISION AFORESAID TO A POINT ON THE SOUTH LINE OF LOT 13, 60.00 FEET EAST OF THE SOUTHWEST CORNER THEREOF IN LAFLIN AND SMITH'S SUBDIVISION OF BLOCKS 86 AND 89 IN CANAL TRUSTEES' SUBDIVISION AFORESAID; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE TO A POINT ON A LINE DRAWN 200.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOTS 9 TO 22 IN THOMAS STINSON'S SUBDIVISION AFORESAID; THENCE EAST ALONG SAID PARALLEL LINE TO A POINT ON THE WEST LINE OF VACATED SOUTH INDIANA AVENUE BEING A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 22 IN THOMAS STINSON'S SUBDIVISION AFORESAID TO THE SOUTHEAST CORNER OF LOT 26 IN LAFLIN AND SMITH'S SUBDIVISION OF BLOCKS 80 AND 89 AFORESAID; THENCE SOUTH ALONG SAID WEST LINE OF VACATED SOUTH INDIANA AVENUE TO A POINT ON A LINE DRAWN THROUGH; THE PLACE OF BEGINNING AND PARALLEL WITH THE NORTH LINE OF LOTS 9 TO 22 IN THOMAS STINSON'S SUBDIVISION AFORESAID; THENCE WEST ALONG SAID PARALLEL LINE TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 26, 1968 AND KNOWN AS TRUST NO. 16461 TO KENJO ITOKU AND TOSHIYE ITOKU, HIS WIFE, DATED MAY 22, 1970 AND RECORDED JULY 31, 1970 AS DOCUMENT NO. 21225034 FOR PURPOSES OF VEHICULAR PARKING, PEDESTRIAN INGRESS AND EGRESS AND USE OF THE PLAYGROUND, OPEN SPACES AND OTHER COMMON FACILITIES OVER AND UPON THE COMMON PARCEL DESCRIBED IN EXHIBIT "A" IN DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS DATED JUNE 5, 1968 AND RECORDED JUNE 25, 1968 AS DOCUMENT NO. 20531445 AND SUPPLEMENTARY DECLARATION DATED AUGUST 5, 1969 RECORDED AUGUST 6, 1969 AS DOCUMENT NO. 20922570 AND FIRST AMENDMENT DATED DECEMBER 12, 1969 RECORDED DECEMBER 12, 1969 AS DOCUMENT 21036220, ALL IN COOK COUNTY, ILLINOIS.