

3/4

16-02559

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Warranty Deed
ILLINOIS STATUTORY
Individual to Individual

Doc#: 1622255162 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/09/2016 11:12 AM Pg: 1 of 3

Mail to:
Nanette Victor
4530 S. Woodlawn Ave. #106
Chicago, IL 60653

Name & Address of Taxpayer:
Nanette Victor

4530 S. Woodlawn Avenue, Unit 106
Chicago, IL 60653

(Space for Recorder's Use)

THE GRANTOR(S), Roger P. Mai, divorced and not since remarried and Marcia C. Mai, divorced and not since remarried

of the City Chicago of Chicago, County of Cook State of Illinois

for and in consideration of Ten and 00/100ths (\$10.00) DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to
THE GRANTEE(S), Nanette Victor, a single person

(Grantee's Address) 5020 S. Lake Shore Drive, Unit 507

of the City Chicago of Chicago, County of Cook State of Illinois

in the form of ownership: in Fee Simple

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.

PREMIER TITLE

REAL ESTATE TRANSFER TAX

05-Aug-2016



COUNTY: 183.00
ILLINOIS: 367.00
TOTAL: 549.00

20-02-314-126-0000 | 20160801640747 | 0-372-544-320

REAL ESTATE TRANSFER TAX

08-Aug-2016



CHICAGO: 2,745.00
CTA: 1,098.00
TOTAL: 3,843.00 *

20-02-314-126-0000 | 20160801640747 | 1-178-411-840

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

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
SUBJECT TO: General taxes for 2016 and subsequent years; covenants, conditions and restrictions of record, if any.

Permanent Index Number(s): 20-02-314-126

Property Address: 4530 S. Woodlawn Avenue, Unit 106, Chicago, IL 60653

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EXHIBIT "A" Legal Description

File No.: 2016-02859-PT

THE EAST 21.84 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOTS 1, 2 AND 3 IN CLANCY'S RESUBDIVISION OF LOT 1 AND LOT 2 (EXCEPT THE SOUTH 28 FEET OF LOT 2) IN MRS. E.W. DUPEE'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 5 IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE 11.96 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 89.48 FEET TO THE POINT OF BEGINNING THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 60.0 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 123.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 61.0 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 123.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOTS 1, 2 AND 3 IN CLANCY'S RESUBDIVISION OF LOTS 1 AND 2 (EXCEPT THE SOUTH 28 FEET OF LOT 2) IN MRS. E.W. DUPEE'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 5 IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS TAKEN AS A TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE, 11.58 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 89.48 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 61.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 3.30 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 17.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 3.33 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 17.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4530 S. Woodlawn Avenue, Unit 106, Chicago, IL 60653

PERMANENT INDEX NO.: 20-02-314-126-0000