

# UNOFFICIAL COPY



Doc#: 1622541202 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/12/2016 02:01 PM Pg: 1 of 4

## WARRANTY DEED ILLINOIS STATUTORY

89 804074K2

**THE GRANTOR**, Evelyn Buckley, of the City of Chicago, State of Illinois, County of Cook, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** Western Adams

LLC, an Illinois Limited Liability Corporation all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

Permanent Real Estate Index Number: 17-18-106-003-0000

Address of Real Estate: 139 S. Western Ave.  
Chicago, IL 60612

Dated this 12th day of August 2016.

REAL ESTATE TRANSFER TAX		12-Aug-2016
CHICAGO:		1,125.00
CTA:		450.00
<b>TOTAL:</b>		<b>1,575.00 *</b>

17-18-106-003-0000 | 20160801643053 | 0-587-191-104  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		12-Aug-2016
COUNTY:		75.00
ILLINOIS:		150.00
<b>TOTAL:</b>		<b>225.00</b>

17-18-106-003-0000 | 20160801643053 | 1-859-662-656

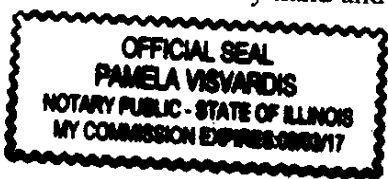
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*Evelyn Buckley*  
\_\_\_\_\_  
Evelyn Buckley

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 Evelyn Buckley**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 9th day of August, 2016



*Pamela G. Visvardis*  
\_\_\_\_\_  
Notary Public

My commission expires on September 3, 2017.

**Prepared By:**  
**Pamela G. Visvardis, Esq.**  
2220 West North Avenue  
Chicago, Illinois 60647

**Mail To:**

**Name & Address of Taxpayer:**

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## Legal Description

PARCEL 2: LOT 3 (EXCEPT THAT PART LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 18) IN M. SHOUPS SUBDIVISION OF LOTS 1 IN BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 139 S. WESTERN AVE., CHICAGO, IL 60612  
17-18-106-003-0000

Property of Cook County Clerk's Office

COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_

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## EXHIBIT A PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES THAT ARE NOT YET DUE OR PAYABLE.
2. RIGHTS OF THE PUBLIC AND OF THE CITY OF CHICAGO IN AND TO THAT PART OF THE LAND LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 18 AS CONDEMNED FOR WIDENING WESTERN AVENUE ON PETITION OF THE CITY OF CHICAGO FILED JUNE 1, 1925 IN THE SUPERIOR COURT OF COOK COUNTY, ILLINOIS, CASE 420818.
3. TERMS, PROVISIONS CONDITIONS AND LIMITATION AS SET FORTH IN THE URBAN RENEWAL PLAN, A COPY OF WHICH WAS RECORDED JULY 15, 1969 AS DOCUMENT 20900204.

COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_