

UNOFFICIAL COPY

Doc#: 1625322047 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/09/2016 10:06 AM Pg: 1 of 3

Dec ID 20160801650371
ST/CO Stamp 0-889-088-832 ST Tax \$362.00 CO Tax \$181.00
City Stamp 0-852-794-176 City Tax: \$3,801.00

GIT

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

40027138(1/1)

not part of to act in union

THE GRANTORS Minda Menor, a widow, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Nuria Hernandez, of 2722 West Byron Street, Chicago, IL 60618, Illinois, 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 and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; condominium declaration and bylaws; and General taxes for the year 2016 and subsequent years;


THIS IS NOT HOMESTEAD PROPERTY.
TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 13-24-200-051-0000
Address(es) of Real Estate: 2722 West Byron Street, Chicago, IL 60618

Dated this 22nd day of August, 20 16.

x Minda Menor
Minda Menor

REAL ESTATE TRANSFER TAX		07-Sep-2016	
	COUNTY:	181.00	
	ILLINOIS:	362.00	
	TOTAL:	543.00	
13-24-200-051-0000		20160801650371	0-889-088-832

REAL ESTATE TRANSFER TAX		07-Sep-2016	
	CHICAGO:	2,715.00	
	CTA:	1,086.00	
	TOTAL:	3,801.00 *	
13-24-200-051-0000		20160801650371	0-852-794-176

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

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STATE OF Illinois, COUNTY OF Cook ss.

I the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Minda Menor, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 22nd day of August, 2016.

Public)



[Signature] (Notary)

Prepared by:
Richard A. Duffin
Duffin & Dore, LLC
1900 Ravinia Place
Orland Park, IL 60462

Mail to:
Nuria Hernandez
2722 West Byron
Chicago, IL 60618

Name and Address of Taxpayer:
Nuria Hernandez
2722 West Byron
Chicago, IL 60618

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EXHIBIT "A"

PARCEL 1:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 24 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 24 AFORESAID; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE THEREOF, 269.94 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN THE SUBDIVISION OF BLOCK 4 AND THAT PART OF BLOCK 5 LYING WEST AND NORTH OF THE CENTER LINE OF THE CHICAGO RIVER IN KINZIE'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 24 AFORESAID; THENCE SOUTH 01 DEGREES 31 MINUTES 40 SECONDS EAST 50.00 FEET ALONG SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF IRVING PARK ROAD; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST ALONG SAID SOUTH LINE 101.66 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 33 SECONDS EAST 61.12 FEET; THENCE EASTERLY 6.39 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 10.50 FEET CONVEX TO THE SOUTH AND WHOSE CHORD BEARS SOUTH 73 DEGREES 15 MINUTES 04 SECONDS EAST A DISTANCE OF 6.29 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 33 SECONDS EAST, 22.00 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST 22.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST 15.00 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 33 SECONDS EAST, 80.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 27 SECONDS WEST, 15.00 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 33 SECONDS WEST 80.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR RIVER PARK NORTH HOMEOWNERS' ASSOCIATION RECORDED APRIL 28, 2005 AS DOCUMENT NUMBER 0511812274 MADE BY IRVING PARK DEVELOPMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS DECLARANT FOR ACCESS, INGRESS AND EGRESS AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

Property address: 2722 West Byron Street, Chicago, IL 60618
Tax Number: 13-24-200-051