

# UNOFFICIAL COPY

## WARRANTY DEED

# USI

19604032

THE GRANTOR(S)



\*1632846090\*

Doc# 1632846090 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/23/2016 01:53 PM PG: 1 OF 3

(The space above for Recorder's use only)

Charles Joseph Tortorello and Lisa Ann Tortorello, his wife of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Jose R. Hernandez and Gladys Padilla, Husband and wife as Tenants by the Entirety in the following described Real Estate situated in Cook County, Illinois, commonly known as 13151 S Avenue N, Chicago, IL 60633, legally described as:

### PARCEL 1:

**LOT TWENTY-ONE (21) (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF LOT TWENTY-ONE (21); THENCE NORTHERLY ALONG THE EAST LINE OF LOT TWENTY-ONE (21) A DISTANCE OF 44.40 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF LOT TWENTY-ONE (21), TO THE WEST LINE OF SAID LOT TWENTY-ONE (21); THENCE SOUTHERLY ALONG SAID WEST LINE, A DISTANCE OF 44.40 FEET TO THE SOUTH LINE OF SAID LOT TWENTY-ONE (21); THENCE EASTERLY 69.58 FEET TO THE PLACE OF BEGINNING) IN BLOCK FIVE (5) IN FORD HIGHLANDS SECOND SUBDIVISION, BEING A SUBDIVISION IN SECTION 32, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN:**

### PARCEL 2:

**THE NORTH 26.96 FEET OF THE EAST 54.42 FEET OF THAT PART OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE QUARTER (1/4) OF THE NORTHWEST ONE QUARTER (1/4) OF SAID SECTION 32, THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID QUARTER (1/4) QUARTER (1/4) SECTION 363 FEET TO THE PLACE OF BEGINNING, THENCE CONTINUING EASTERLY ALONG SAID QUARTER (1/4) QUARTER (1/4) SECTION LINE 54.42 FEET TO A POINT; THENCE NORTHERLY AT AN ANGLE OF 89 DEGREES AND 53 MINUTES WITH THE LAST DESCRIBED EAST AND WEST LINE 104.36 FEET TO A POINT; THENCE WESTERLY ALONG A LINE PARALLEL TO AND DISTANT BY RECTANGULAR MEASUREMENT 104.36 FEET FROM SAID SOUTHERLY QUARTER (1/4) QUARTER (1/4) SECTION LINE 54.42 FEET TO A POINT; THENCE SOUTHERLY 104.36 FEET TO THE PLACE OF BEGINNING IN THE NORTH WEST ONE QUARTER (1/4) OF THE NORTH WEST ONE QUARTER (1/4) OF SECTION**

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32, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL;  
MERIDIAN, ALL IN COOK COUNTY, ILLINOIS

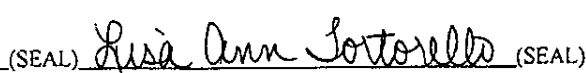
**SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2016 and subsequent years.**

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, as Tenants by the Entirety

\*\*This is not homestead property to Charles J Tortorello and Lisa A Tortorello.  
Permanent Index Number (PIN): 26-32-104-046-0000 and 26-32-104-048-0000  
Address(es) of Real Estate: 13151 S Avenue N, Chicago, IL 60633

Dated this 18th day of November, 2016

  
Charles Joseph Tortorello

 (SEAL)  
Lisa Ann Tortorello

STATE OF ILLINOIS)

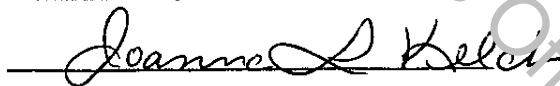
)ss.

COUNTY OF WILL )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Charles Joseph Tortorello and Lisa Ann Tortorello personally known to me to be the same persons whose names are subscribed in 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 18 day of November, 2016





NOTARY PUBLIC


This instrument was prepared by: Albert J. Beaudreau Attorney at Law, 11340 W. 159th Street, Orland Park, IL 60467

MAIL TO:

Jose R. Hernandez and Gladys Padilla  
13151 S Avenue N  
Chicago, IL 60633



SEND SUBSEQUENT TAX BILLS TO:

Jose R. Hernandez and Gladys Padilla  
13151 S Avenue N  
Chicago, IL 60633

REAL ESTATE TRANSFER TAX		18-Nov-2016
	CHICAGO:	1,320.00
	CTA:	528.00
	TOTAL:	1,848.00 *

26-32-104-046-0000 | 20161101681706 | 0-395-628-736

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

REAL ESTATE TRANSFER TAX		18-Nov-2016
 	COUNTY:	88.00
	ILLINOIS:	176.00
	TOTAL:	264.00

26-32-104-046-0000 | 20161101681706 | 0-169-119-936

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## AFFIDAVIT OF METES AND BOUNDS

I, Charles Tortorello, being duly sworn on oath, states that Affiant resides at 13151 Avenue N., Chicago, IL 60633, and has personal knowledge of the facts recited herein. That the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

- ☐ The division of subdivision is of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access.
- ☒ The division is of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
- ☐ The sale or exchange is of parcels of land between owners of adjoining and contiguous land. The conveyance of parcels is of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
- ☐ The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- ☐ The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- ☐ The conveyance is made to correct descriptions in prior conveyances.
- ☐ The sale or exchange is of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
- ☐ The sale is of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
- ☐ This conveyance is of land described in the same manner as title was taken by grantor(s).

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CHECKED.

AFFIANT further states that affiant makes this affidavit for the purpose of inducing the Recorder of Deeds of Will County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

this 16 day of Nov, 20 16

AFFIANT

Notary Public

Revised October, 2008

