

# UNOFFICIAL COPY

## WARRANTY DEED

### MAIL TO:

Monica C. Palermo, Esq.  
566 West Lake Street, #320  
Chicago, IL 60661

Doc#: 1633606079 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/01/2016 11:01 AM Pg: 1 of 3

Dec ID 20161101676597  
ST/CO Stamp 0-957-448-384 ST Tax \$1,750.00 CO Tax \$875.00  
City Stamp 0-795-705-536 City Tax: \$18,375.00

### NAME AND ADDRESS OF TAXPAYER/GRANTEE:

The Gonzalez Family Corporation  
Attention: Mario Gonzalez  
3450 N. Lincoln Ave.  
Chicago, IL 60657

THE GRANTOR, **Stewart H. Diamond and Shari S. Diamond, husband and wife, as joint tenants**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration TEN and NO/100 dollars (\$10.00), in hand paid, CONVEYS and WARRANTS to GRANTEE, **The Gonzalez Family Corporation, an Illinois corporation of the County of Cook, State of Illinois**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

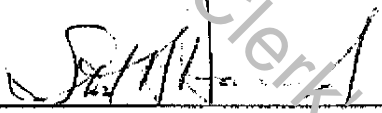

See attached Legal Description as Exhibit A.

Subject to: General real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

Permanent Index Numbers: 14-19-413-022-0000  
14-19-413-030-0000

Address of Real Estate: 3444-3452 N. Lincoln Ave., Chicago, IL 60657

DATED this 2 day of November, 2016.

  
\_\_\_\_\_  
Stewart H. Diamond  
  
\_\_\_\_\_  
Shari S. Diamond

161207120134264

796

Chicago Title





# UNOFFICIAL COPY



**CHICAGO TITLE  
COMPANY**

## LEGAL DESCRIPTION

Order No.: 16NW7120139VH

For APN/Parcel ID(s): 14-19-413-030 and 14-19-413-022

PARCEL 1: THAT PART OF LOTS 7 THROUGH 13, BOTH INCLUSIVE, IN BLOCK 2 IN GROSS NORTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWESTERLY 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF LOT 11 AFORESAID 73.76 FEET NORTHWESTERLY OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 63 DEGREES 16 MINUTES 03 SECONDS WEST AT RIGHT ANGLES THERETO 46.66 FEET TO THE SOUTH FACE OF A ONE STORY BRICK BUILDING NUMBER 3444-50; THENCE NORTH 89 DEGREES 49 MINUTES 34 SECONDS WEST ALONG THE SOUTH FACE 27.22 FEET; THENCE NORTH 26 DEGREES 43 MINUTES 57 SECONDS WEST 5.52 FEET TO A NORTH FACE OF ANOTHER ONE STORY BRICK BUILDING; THENCE NORTH 90 DEGREES WEST ALONG SAID NORTH FACE 45.45 FEET TO A POINT IN THE WEST LINE OF LOT 13 AFORESAID 49.90 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 13 IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT RESERVED IN THE DEED RECORDED AS DOCUMENT 87010610 FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF PARCEL 1 OVER AND UPON THAT PART OF LOTS 10 AND 11 IN BLOCK 2 IN GROSS NORTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWESTERLY 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF LOT 11 AFORESAID 73.76 FEET NORTHWESTERLY OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 63 DEGREES 16 MINUTES 03 SECONDS WEST AT RIGHT ANGLES THERETO 46.66 FEET TO THE SOUTH FACE OF A ONE STORY BRICK BUILDING NUMBER 3444-50; THENCE NORTH 89 DEGREES 49 MINUTES 34 SECONDS WEST ALONG THE SOUTH FACE 18.28 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 10.0 FEET; THENCE NORTH 90 DEGREES EAST 18.28 FEET; THENCE SOUTH 26 DEGREES 43 MINUTES 57 SECONDS EAST 13.12 FEET; THENCE NORTH 63 DEGREES 16 MINUTES 03 SECONDS EAST 51.23 FEET TO THE NORTHEASTERLY LINE OF LOT 11 AFORESAID; THENCE NORTH 26 DEGREES 43 MINUTES 57 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 22.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS