

# UNOFFICIAL COPY

## WARRANTY DEED INDIVIDUAL TO INDIVIDUAL



Doc# 1705349015 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/22/2017 09:34 AM PG: 1 OF 5

MAIL TO:

A. Minkus

203 N. LaSalle, Suite 2104

Chicago, IL 60601

MARRIED

GRANTOR, Chris Martorano, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Rebecca B Brown and Owen W Brown, *wife & husband as Tenants by the Entirety* the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants 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 property.

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 forever.

Permanent Index Number: 13-24-404-200-0000

Property Address: 3205 N. Rockwell St., Chicago, IL 60618

DATED this 15th day of February, 2017.

Chris Martorano

Returned to  
Proper Title, LLC  
1530 E. Dundee Rd. Ste. 250  
Palatine, IL 60074

1/22

PT 17-40379

This is not a homestead property

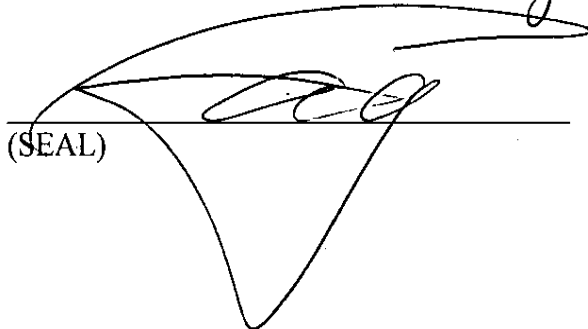
5

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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 the above named person(s) personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed sealed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 15 day of February 2017.

(SEAL) 



**This document prepared by:**  
Weicher Law Office  
137 North Oak Park Avenue, Suite 329  
Oak Park, IL 60301  
708-420-7022

**Send future tax bills to:**  
Rebecca B. and Owen W. Brown  
3255 N. Rockwell St.  
Chicago, IL 60618

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

### PARCEL 1:

THAT PART OF LOT 17, IN THE BOATYARD AT BELMONT AND THE RIVER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1998 AS DOCUMENT NUMBER 08163174, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 17; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 49.49 FEET TO A BEND POINT IN SAID EAST LINE; THENCE NORTH 36 DEGREES 35 MINUTES 47 SECONDS WEST ALONG SAID EASTERLY LINE 19.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 53 DEGREES 24 MINUTES 13 SECONDS WEST 53.31 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 17; THENCE NORTH 36 DEGREES 35 MINUTES 47 SECONDS WEST ALONG SAID WESTERLY LINE 19.47 FEET; THENCE NORTH 53 DEGREES 24 MINUTES 13 SECONDS EAST 53.31 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 17; THENCE SOUTH 36 DEGREES 35 MINUTES 47 SECONDS EAST ALONG SAID EASTERLY LINE 19.47 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND ACROSS ALL WALKWAYS, PRIVATE ROADS AND DRIVEWAYS LOCATED ON THE COMMUNITY AREA AS CONTAINED IN COMMUNITY DECLARATION FOR BELMONT RIVER CLUB RECORDED MARCH 1, 2000 AS DOCUMENT 00148623, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND ACROSS THE DRIVEWAYS AND WALKWAYS LOCATED ON THE TOWNHOME COMMON AREA AS CONTAINED IN DECLARATION FOR BELMONT RIVER CLUB TOWNHOMES RECORDED MARCH 1, 2000 AS DOCUMENT 00148624, IN COOK COUNTY, ILLINOIS.

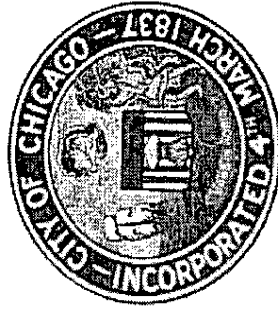
Commonly known as 3205 NORTH ROCKWELL STREET, Chicago, Illinois 60618

Parcel ID(s): 13-24-404-200-0000

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**REAL ESTATE TRANSFER TAX**

17-Feb-2017



**CHICAGO:**

3,521.25

**ATA:**

1,408.50

**TOTAL:**

4,929.75

13-24-404-200-0000 | 20170201612563 | 1-588-0889-536

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

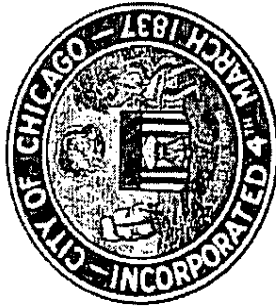
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