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Doc#: 1708818028 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/29/2017 11:10 AM Pg: 1 of 3

Dec ID 20170301628097
ST/CO Stamp 2-062-727-872 ST Tax \$315.00 CO Tax \$157.50
City Stamp 1-178-207-936 City Tax: \$3,307.50

WARRANTY DEED ILLINOIS STATUTORY

17004338 Ne
EPENNETT.

1 of 2

(The Above Space for Recorder's Use Only)

THE GRANTOR Cecilia A. Boguslawski, a married woman, of 3438 North Monticello Avenue, Chicago, IL 60618 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Angie Yoo, A SINGLE WOMAN, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

THIS IS NOT HOMESTEAD PROPERTY

Permanent Index Number(s): 13-23-315-053-0000

Property Address: 3451 North Lawndale Avenue, Chicago, IL 60618

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 20th day of March, 2017.

X Cecilia A. Boguslawski (Seal)
Cecilia A. Boguslawski

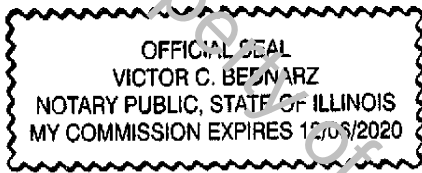
(Seal)

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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, CERTIFY THAT Cecilia A. Boguslawski, 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 she signed, sealed and delivered in the 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 notarial seal, this 20 day of March, 2017.



Victor Bednarz

Notary Public

THIS INSTRUMENT PREPARED BY
Law Office of Michelle Laiss
1530 West Fullerton Avenue
Chicago, IL 60614

MAIL TO:
Carla Fiessinger
MONAHAN LAW GROUP, LLC
55 W. Monroe St., Suite 3700
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:
Angie Yoo
3451 North Lawndale Avenue
Chicago, IL 60618

Proprietor of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

THE NORTH 17.10 FEET OF THE SOUTH 198.40 FEET OF THE WEST 52.50 FEET OF THE FOLLOWING DESCRIBED TRACT: LOTS 1 TO 11 AND LOTS 38 TO 48; BOTH INCLUSIVE, AND VACATED NORTH -SOUTH ALLEY ADJOINING SAID LOTS 1 TO 11 AND LOTS 38 TO 48 IN BLOCK 2 IN J.R.WICKERSHAM'S SUBDIVISION OF BLOCKS 5 AND 6 OF K.K. JONES' SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, UTILITIES, USE, ENJOYMENT AND ENCROACHMENTS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ST. WENCESLAUS SQUARE TOWNHOMES, RECORDED AS DOCUMENT NO. 98404070

13-23-315-053-0000

Property of Cook County Clerk's Office