

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

203

**NORTH AMERICAN
TITLE CO.**

17-264341



1715039057D

Doc# 1715039057 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/30/2017 02:15 PM PG: 1 OF 3

THE GRANTOR, 1755 North Monticello, Inc., an Illinois Corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Nicole C. Hasan, an *unmarried woman* (GRANTEE'S ADDRESS) 1640 North Richmond Avenue, Chicago, IL 60647 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements and roads and highways, General taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2015.

THIS IS NOT A HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 13-35-321-002-0000; 13-35-321-003-0000; 13-35-321-020-0000; 13-35-321-021-0000

Address(es) of Real Estate: 1757 North Monticello Avenue, Chicago, Illinois 60647

Dated this 20 day of May, 2017.

1755 North Monticello, Inc.,
an Illinois Corporation

By SERGIY VASYLECHKO President By MYROSLAVA VASYLECHKO
Sergiy Vasilechko, President his attorney in fact
by Myroslava Vasilechko,
his attorney in fact

Bm 3

STATE OF ILLINOIS, COUNTY OF COOK ss. **UNOFFICIAL COPY**

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Myroslava Vasilechko, personally known to me to be attorney in fact for Sergiy Vasilechko the President of 1755 North Monticello, Inc., an Illinois Corporation, appeared before me this day in person and severally acknowledged that as such President signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2d day of May, 2017.



(Notary Public)

Prepared By:

Daniel G. Lauer (Attorney at Law)
1424 W. Division St
Chicago, IL 60642

Mail To:

Nicole Castillo Hasan, Esq.
1640 N. Richmond Ave.
Chicago, IL 60647

Name & Address of Taxpayer:

Nicole Castillo Hasan
1640 N. Richmond Ave.
Chicago, IL 60647

REAL ESTATE TRANSFER TAX

30-May-2017



COUNTY:	257.50
ILLINOIS:	515.00
TOTAL:	772.50

13-35-321-002-0000 | 20170501648861 | 1-601-874-368

REAL ESTATE TRANSFER TAX

30-May-2017



CHICAGO:	3,862.50
CTA:	1,545.00
TOTAL:	5,407.50 *

13-35-321-002-0000 | 20170501648861 | 0-881-410-496

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

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15826-17-264341-IL

Property Address: 1757 N. Monticello Ave, Chicago, IL 60647

Parcel ID: 13-35-321-002-0000, 13-35-321-003-0000, 13-35-321-020-0000 and 13-35-321-021-0000

PARCEL 1:

THAT PART OF LOTS 1, 2, 45 AND 46 AND THAT PART OF THE VACATED 16 FOOT ALLEY LYING BETWEEN SAID LOTS AND LYING NORTH OF THE SOUTH LINE OF SAID LOT 2 EXTENDED WEST AND LYING SOUTH OF THE NORTH LINE OF LOT 1 EXTENDED WEST, ALL IN BLOCK 1 IN MARY A. REID'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 AND EXCEPT THE RAILROAD), IN COOK COUNTY, ILLINOIS, ALL TAKEN AS A TRACT, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT, THENCE SOUTH 01°44'57" EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE 3.78 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°42'17" EAST, A DISTANCE OF 43.70 FEET; THENCE SOUTH 01°17'43" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 88°42'17" WEST, A DISTANCE OF 43.51 FEET; THENCE NORTH 01°44'57" WEST, A DISTANCE OF 25.00 FEET ALONG THE WEST LINE OF SAID TRACT TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS AND EGRESS AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED MAY 3, 2017 AS DOCUMENT NUMBER 1712316071 FOR THE 606 OUTLOOK TOWNHOME ASSOCIATION.

Commonly known as
1757 North Monticello Ave.
Chicago, IL 60647