

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS



Doc# 1715142012 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/31/2017 09:46 AM PG: 1 OF 2

THE GRANTOR, Ottmar Heymann, married ~~to Marci Heymann~~ of the City of Des Plaines, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Daniel Valadez & Stephanie Delgado of 3627 N. Lotus Ave. Chicago, IL, as joint tenants with rights of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part here of.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

** an UNMARRIED man
* an UNMARRIED woman*

SUBJECT TO: General Real Estate Taxes for 2016 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number: 13-06-412-038-1008

REAL ESTATE TRANSFER TAX 25-May-2017

Address of Real Estate: 5820 N. Nagle Unit H
Chicago, IL 60646



CHICAGO: 742.50
CTA: 297.00
TOTAL: 1,039.50 *

13-06-412-038-1008 | 20170401644931 | 0-955-705-792

THIS PROPERTY IS NOT SUBJECT TO HOMESTEAD RIGHTS

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

The date of this deed of conveyance is May 24, 2017.

[Signature]
Ottmar Heymann

REAL ESTATE TRANSFER TAX 25-May-2017

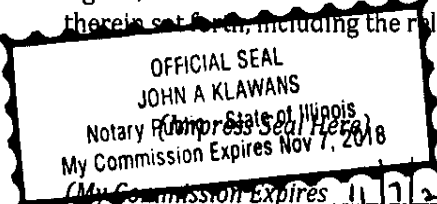


COUNTY: 49.50
ILLINOIS: 99.00
TOTAL: 148.50

State of Illinois, County of Cook)ss

13-06-412-038-1008 | 20170401644931 | 1-282-238-912

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ottmar Heymann, married to Marci Heymann personally 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 he signed, sealed and delivered the said instrument as his 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 on May 24, 2017

[Signature]
Notary Public

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This instrument was prepared by: John A. Klawans 8 Wimbledon Ct. Lincolnshire, IL 60069

Send subsequent tax bills to: Daniel Valadez & Stephanie Delgado 5820 N. Nagle #H Chicago, IL 60646

Recorder-mail recorded document to: *MLS Law Group LLC 2400 W. Madison St 10, Chicago, IL 60612*

FIDELITY NATIONAL TITLE 3017008574 172

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Legal Description

of premises commonly known as 5820 N. Nagle Avenue, Unit H, Chicago, Illinois 60631

PARCEL 1:

UNIT H IN THE 5816-20 N. NAGLE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE EAST 101 FEET OF THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF NAGLE AVENUE 1.82 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6 AFORESAID, WHICH IS 33.74 FEET WEST OF THE EAST LINE OF SECTION 6 AFORESAID, RUNNING THENCE WEST 187.55 FEET ON A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER TO THE NORTHEASTERLY LINE OF NORWOOD PARK AVENUE; THENCE NORTHWESTERLY 196.95 FEET ON A LINE FORMING AN ANGLE OF 142 DEGREES, 34 MINUTES WITH SAID LAST DESCRIBED LINE; THENCE EASTERLY 347.02 FEET ON A LINE FORMING AN ANGLE OF 38 DEGREES, 19 ½ MINUTES WITH SAID DESCRIBED LINE TO A STAKE IN THE WEST LINE OF NAGLE AVENUE (FORMERLY KNOWN AS 64TH AVENUE AND EASTERN AVENUE) AT A POINT 125.15 FEET NORTH OF THE POINT OF BEGINNING AND 33.7 FEET WEST OF THE EAST LINE OF SAID SECTION 6, THENCE SOUTH 125.15 FEET ALONG THE WEST LINE OF NAGLE AVENUE TO THE PLACE OF BEGINNING, (EXCEPTING FROM SAID TRACT THE SOUTH 30 FEET THEREOF), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 13, 2003, AS DOCUMENT NUMBER 0030348958, AND AS AMENDED BY DOCUMENT 0030413390 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE #8 AND PARKING SPACE #8 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 0330348958, IN COOK COUNTY, ILLINOIS.