

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS

Doc#. 1715657050 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/05/2017 09:32 AM Pg: 1 of 2

Dec ID 20170501663549  
ST/CO Stamp 0-014-723-520 ST Tax \$212.50 CO Tax \$106.25

1002  
CA17010181  
FIDELITY NATIONAL TITLE

*Above Space for Recorder's Use Only*

THE GRANTORS Cecil Mathew and Nirupa Mathew, husband and wife, as Tenants by the Entirety, of the City of Wheeling, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to Christopher M. Wrightson, a married man, of 1104 Ebert Street, Winston Salem, North Carolina 27103 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 hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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

Permanent Real Estate Index Number: 03-02-310-013-0000

Address of Real Estate:  
275 11th Street, Unit B, Wheeling, Illinois 60090-2000

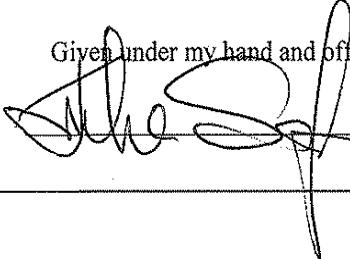
The date of this deed of conveyance is 05/26/2017. <sup>24</sup>

  
\_\_\_\_\_  
Cecil Mathew

  
\_\_\_\_\_  
Nirupa Mathew

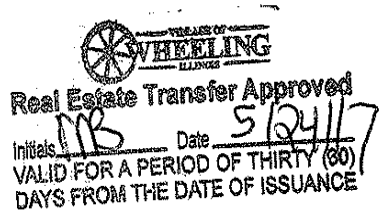
State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cecil Mathew and Nirupa Mathew personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 05/26/2017. <sup>24</sup>  
  
\_\_\_\_\_  
Notary Public

(My Commission Expires) 04-23-19

REAL ESTATE TRANSFER TAX		29-May-2017
COUNTY:	ILLINOIS:	106.25
TOTAL:		212.50
		318.75
03-02-310-013-0000	20170501663549	0-014-723-520



**UNOFFICIAL COPY****LEGAL DESCRIPTION**

For the premises commonly known as:

275 11th Street, Unit B  
Wheeling, Illinois 60090-2000

Legal Description:

PARCEL 1:

THAT PART OF LOT 2 IN STRONGATE RESUBDIVISION IN SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1990 AS DOCUMENT NO. 90569741, AS AMENDED, DESCRIBED AS FOLLOWS:

THE WEST 1/2 OF SAID LOT 2, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 31.50 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST 32.42 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 11.00 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST 27.33 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 20.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 A DISTANCE OF 59.75 FEET TO THE PLACE OF BEGINNING. IN COOK COUNTY, ILLINOIS.

**PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 90357534, AS AMENDED, AND AS CREATED BY DEED MADE BY CHICAGO TITLE AND TRUST AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 5, 1990 AND KNOWN AS TRUST NUMBER 10-95-610 TO IRVING M. FEFERMAN AND FRANCES JANE FEFERMAN, HUSBAND AND WIFE, DATED AUGUST 20, 1992 AND RECORDED AUGUST 27, 1992 AS DOCUMENT NO. 92635684, ALL IN COOK COUNTY, ILLINOIS.**

This instrument was prepared by  
Stephen Hsu  
Law Offices of Stephen C. Hsu  
129 W. Wesley Street, Suite 200  
Wheaton, IL 60187

Send subsequent tax bills to:  
Christopher M Wrightson  
275 11<sup>th</sup> Street, Unit B  
Wheeling, Illinois 60090

Recorder-mail recorded document to:  
Robert G. Guzaldo, CPA, Attorney  
Guzaldo Law Offices  
6650 North Northwest Highway, Suite 300  
Chicago, Illinois 60631