

UNOFFICIAL COPY



1718812086

WARRANTY DEED Statutory (IL) (Individual to Individual)

Doc# 1718812086 Fee \$42.00

**THE GRANTOR,
MATTHEW OZSVATH, married to
AMELIA OZSVATH**

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/07/2017 03:21 PM PG: 1 OF 3

of the Village of Downers Grove,
County of Du Page, State of Illinois for
and in consideration of the sum of TEN
& 00/100' (\$10.00) DOLLARS and
other good and valuable considerations
in hand paid, CONVEYS and
WARRANTS to **CAITLIN
POLOCHAK** of 2503 N. Lincoln
Avenue, #3, Chicago, Illinois 60614

(The Above Space For Recorder's Use Only)

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

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.

THIS IS NOT HOMESTEAD PROPERTY.

DATE: June 21, 2017

Permanent Real Estate Index Number: 14-20-401-025-1004

Address of Real Estate: 1100 W. Cornelia^{Ave.}, Unit 103, Chicago, Illinois 60647^S

Matthew Ozsvath

FIRST AMERICAN TITLE
FILE # 2859503
1/2

MAIL TO:
Ivan Puljic
Gaines & Puljic Ltd.
10-S. LaSalle, Suite 3500
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:
Caitlin Polochak
1100 W. Cornelia, Unit 103
Chicago, Illinois 60647

REAL ESTATE TRANSFER TAX	03-Jul-2017
	CHICAGO: 1,953.75
	CTA: 781.50
	TOTAL: 2,735.25 *

14-20-401-025-1004 | 20170601677066 | 0-403-056-064

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

REAL ESTATE TRANSFER TAX	03-Jul-2017
	COUNTY: 130.25
	ILLINOIS: 260.50
	TOTAL: 390.75

14-20-401-025-1004 | 20170601677066 | 1-777-747-392

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SUBJECT TO: General real estate taxes not due and payable at the time of closing; Easement recorded as document 1112329117; Mutual Easement Grant and Maintenance Agreement recorded as document T3776461 and 89089418; Easement Grant recorded as document 89392506; Grant of Easement recorded as document 0610234029; Grant of Easement recorded as document 1506215035; Provisions, conditions, covenants, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded as document 89392507; and Provisions, conditions and limitations as created by the Condominium Property Act.

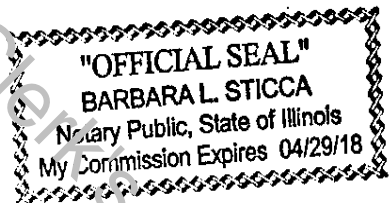
STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Matthew Ozsvath married to Amelia Ozsvath his wife, 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, this 21 day of June, 2017.

Barbara L. Sticca

Notary Public



THIS INSTRUMENT WAS PREPARED BY:

William M. Brennan
GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.
Attorneys at Law
835 McClintock Drive
Second Floor
Burr Ridge, IL 60527 (630) 655-6000

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LEGAL DESCRIPTION
1100 W. CORNELIA, UNIT 103
CHICAGO, ILLINOIS 60647

PIN:14-20-401-025-1004

PARCEL 1:

UNIT NO. 103 IN HAWTHORNE PLACE II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

BLOCK 4 IN ERNEST J. LEHMANN'S SUBDIVISION OF LOT 4 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO THAT PART OF THE FOLLOWING DESCRIBED TRACT OF LAND LYING NORTH OF AND ADJOINING THE NORTH LINE OF CORNELIA STREET AND LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF EDDY STREET DESCRIBED AS FOLLOWS:

THAT PART OF LOT 4 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

A STRIP OF LAND 25 FEET ON EACH SIDE AND PARALLEL TO THE FOLLOWING DESCRIBED CENTER LINE; COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 4 WHICH IS 201.8 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTHEASTERLY 301.2 FEET; THENCE NORTHEASTERLY ON A 2 DEGREE CURVE TO THE LEFT 725 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4 WHICH IS 585.8 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 4, (EXCEPT THE WESTERLY 18 FEET LYING SOUTHERLY OF THE FOLLOWING LINE: BEGINNING ON THE WESTERLY LINE AN ARC DISTANCE OF 195.25 FEET FROM THE SOUTHWESTERLY CORNER, THENCE SOUTHEASTERLY 60 DEGREES FROM THE CHORD TO SAID SOUTHWESTERLY CORNER.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89392507 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-14, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 89392507.