

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 1720912013 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/28/2017 10:04 AM Pg: 1 of 2

### WHEN RECORDED, MAIL TO:

Lawrence G. Magill  
Ronda Abrams  
4107 N. Southport Avenue  
Chicago, Illinois 60613

Dec ID 20170701694125

ST/CO Stamp 1-362-202-048 ST Tax \$818.00 CO Tax \$409.00

City Stamp 1-102-167-488 City Tax: \$8,589.00

### SEND SUBSEQUENT TAX BILLS TO:

Lawrence G. Magill  
Ronda Abrams  
4107 N. Southport Avenue  
Chicago, Illinois 60613

GRANTORS, **Diana Watral and Ian J. Block**, wife and husband, both of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEES, **Lawrence G. Magill and Ronda Abrams**, husband and wife, of Chicago, Illinois, AS TENANTS BY THE ENTIRETY, all of their interest in the following described real estate in the County of Cook, in the State of Illinois:

### SEE ATTACHED LEGAL DESCRIPTION

✓ Permanent Index No.: 14-17-311-007-0000.

Property Address: 4107 N. Southport Avenue, Chicago, Illinois 60613.

St 101146-5246965  
1A3

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

Subject to the following, if any: (1) General real estate taxes for the year 2017 and subsequent years; (2) public and utility easements, of record, if any; (3) covenants, conditions and restrictions, of record, if any; and (4) Purchasers' mortgages of record, if any.

Dated this 18<sup>th</sup> day of July, 2017.

Dated this 18<sup>th</sup> day of July, 2017.



Diana Watral



Ian J. Block

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that DIANA WATRAL and IAN J. BLOCK, wife and husband, 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, that they were authorized to do so, and for the uses and purposes therein set forth.

Given under my hand and notary seal, this 18<sup>th</sup> Day of July, 2017.

My commission expires 12/31/17

  
Notary Public

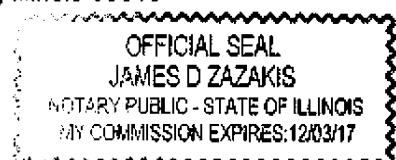
PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Ave., Suite 1S, Chicago, Illinois 60613

### REAL ESTATE TRANSFER TAX

25-Jul-2017



|          |            |
|----------|------------|
| CHICAGO: | 6,135.00   |
| CTA:     | 2,454.00   |
| TOTAL:   | 8,589.00 * |



14-17-311-007-0000 | 20170701694125 | 1-102-167-488

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

**UNOFFICIAL COPY****COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A****Exhibit A - Legal Description**

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF CLARK STREET, EAST OF SOUTHPORT AVENUE AND NORTH OF BELLE PLANE AVENUE BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING THE INTERSECTION OF THE NORTHERLY LINE OF WEST BELLE PLANE AVENUE WITH THE WESTERLY LINE OF NORTH CLARK STREET; THENCE NORTHERLY ALONG THE SAID WESTERLY LINE OF NORTH CLARK STREET, A DISTANCE OF 64.58 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 06 MINUTES 32 SECONDS MEASURED COUNTER-CLOCKWISE, NORTHERLY TO SOUTHWESTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, BEING A LINE PARALLEL WITH THE SAID NORTH LINE OF WEST BELLE PLANE AVENUE, A DISTANCE OF 30.13 FEET; THENCE SOUTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 58 MINUTES 43 SECONDS MEASURED CLOCKWISE, NORTHEASTERLY TO SOUTHEASTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 3.18 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 18.25 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 17.34 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 44.08 FEET NORTHERLY FROM THE AFORESAID NORTH LINE OF WEST BELLE PLANE AVENUE; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 69.69 FEET TO A POINT ON THE EAST LINE OF NORTH SOUTHPORT AVENUE, A DISTANCE OF 22.34 FEET; THENCE NORTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 66 DEGREES 34 MINUTES 41 SECONDS MEASURED CLOCKWISE, NORTH TO NORTHEASTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, BEING ALONG A LINE PARALLEL WITH THE AFORESAID NORTH LINE OF WEST BELLE PLANE AVENUE, A DISTANCE OF 55.07 FEET; THENCE SOUTHEASTERLY ALONG A LINE MAKING AN ANGLE 89 DEGREES 58 MINUTES 43 SECONDS MEASURED CLOCKWISE, NORTHEASTERLY TO SOUTHEASTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 3.16 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**REAL ESTATE TRANSFER TAX**

27-Jul-2017



|               |                 |
|---------------|-----------------|
| COUNTY:       | 409.00          |
| ILLINOIS:     | 818.00          |
| <b>TOTAL:</b> | <b>1,227.00</b> |

14-17-311-007-0000

20170701694125

1-31-202-048