

# UNOFFICIAL COPY

Doc#: 1732146395 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/17/2017 12:51 PM Pg: 1 of 3

## WARRANTY DEED

Dec ID 20171101654923  
ST/CO Stamp 1-095-206-944 ST Tax \$595.00 CO Tax \$297.50  
City Stamp 1-884-276-768 City Tax: \$6,247.50

ILLINOIS

**Individual to Individual**

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The GRANTORS,  
**DARIN J. COUTURIAUX AND  
KATHRYN A. TAYLOR,**  
Husband and wife, of the City of Chicago,  
County of Cook, State of Illinois, for and in  
consideration of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable  
consideration, in hand paid, CONVEYS and WARRANTS to GRANTEES,  
**KIMBERLY B. BATTLES AND JASON B. PROCTOR, husband and wife, not as  
tenants in common, but as tenants by the entirety with rights of survivorship,** the  
following described Real Estate situated in the County of Cook in the State of Illinois, to  
wit;

### SEE LEGAL DESCRIPTION ATTACHED

SUBJECT TO: (1) real estate taxes for the year 2017 and subsequent years;  
(2) covenants conditions and restrictions of record and building lines and easements, if  
any, provided they do not interfere with the current use and enjoyment of the property.  
Hereby releasing and waiving all rights under by virtue of the Homestead Exemption of  
the State of Illinois.

PERMANENT INDEX NUMBER: **13-24-305-090-0000**

ADDRESS OF REAL ESTATE: **3036 W Newport Ave  
Chicago, IL 60618**

Dated Nov. 14, 2017.



Darin J. Couturiaux



Kathryn A. Taylor

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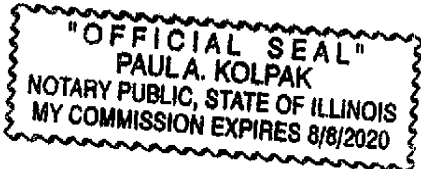
STATE OF ILLINOIS            )  
   )  
 COUNTY OF COOK            )

SS

I, the undersigned Notary, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **DARIN J. COUTURIAUX AND KATHRYN A. TAYLOR, husband and wife**, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, that they appeared before me this day in person and acknowledge that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein forth.

GIVEN under my hand and official seal, this 14 day of NOV., 2017.

  
 \_\_\_\_\_  
 NOTARY PUBLIC




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AFTER RECORDING MAIL TO: Brotschul Potts LLC 30 N LaSalle St Suite 1402 Chicago, IL 60602	SEND SUBSEQUENT TAX BILLS TO: Jason Proctor and Kimberly Battles 3036 W Newport Ave Chicago, IL 60618
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DEED PREPARED BY:    **KOLPAK, LERNER & GRCIC**  
                                   6767 N. Milwaukee Ave #202, Niles, IL 60714

Property of Cook County Clerk's Office

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## EXHIBIT 'A'

### Legal Description

THE FOLLOWING DESCRIBED TRACT (EXCEPT THE NORTH 43.00 FEET):

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3<sup>RD</sup> SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 5); THENCE SOUTH 89° 57' 23" EAST ALONG THE SOUTH LINE OF SAID WEST CORNELIA AVENUE, 297.21 FEET; THENCE SOUTH 00° 02' 37" WEST 135.00 FEET; THENCE NORTH 89° 57' 23" WEST 167.17 FEET; THENCE SOUTH 00° 43' 57" EAST 131.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 16' 03" WEST 54.00 FEET THENCE SOUTH 00° 43' 57" EAST 76.26 FEET; THENCE SOUTH 64° 41' 48" EAST 6.26 FEET THENCE NORTH 74 DEGREES 28' 16" EAST 33.52 FEET THENCE NORTH 50 DEGREES 18' 08" EAST 20.52 FEET; THENCE NORTH 00° 43' 57" WEST 57.54 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Common Address of Property: 3036 W Newport Ave, Chicago, IL 60618

Permanent Index Number: 13-24-305-090-0000