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A18-000257
WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 1801708174 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/17/2018 01:52 PM Pg: 1 of 4

Mail to:

FELIX MELENDEZ & ROSARIO DIAZ
7061 N. KEDZIE AVE, #905
CHICAGO, IL 60645

Dec ID 20180101682845
ST/CO Stamp 1-081-479-712 ST Tax \$90.00 CO Tax \$45.00
City Stamp 1-250-054-688 City Tax: \$945.00

Name & Address of Taxpayer:

FELIX MELENDEZ
ROSARIO DIAZ
7061 N KEDZIE AVE UNIT 905
CHICAGO, IL 60645

(Space for Recorder's Use)

THE GRANTOR(S), **RONALD W PALINKAS and MICHELLE M PALINKAS, HUSBAND AND WIFE**

of the CITY of **CHICAGO**, County of **COOK** State of **ILLINOIS**

for and in consideration of _____ DOLLARS



and other good and valuable consideration, to and paid, CONVEY(S) and WARRANT(S) to
THE GRANTEE(S), **FELIX MELENDEZ and ROSARIO DIAZ, HUSBAND AND WIFE, AS TENANTS BY**
THE ENTIRETY.


(Grantee's Address) **7061 N KEDZIE AVE UNIT 905 CHICAGO, IL 60645**

of the CITY of **CHICAGO**, County of **COOK** State of **IL**

in the form of ownership:

all interest in the following described real estate situated in the County of **COOK**, in the State of Illinois to wit:
SEE EXHIBIT A

REAL ESTATE TRANSFER TAX		17-Jan-2018
	COUNTY:	45.00
	ILLINOIS:	90.00
	TOTAL:	135.00
10-36-100-018-1127 20180101682845 1-081-479-712		

REAL ESTATE TRANSFER TAX		17-Jan-2018
	CHICAGO:	675.00
	CTA:	270.00
	TOTAL:	945.00 *
10-36-100-018-1127 20180101682845 1-250-054-688		
* Total does not include any applicable penalty or interest due.		

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Permanent Index Number(s): **10-36-100-018-1127**

Property Address: **7061 N KEDZIE AVE UNIT 905, CHICAGO, IL 60645**

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Dated this 5th day of June, 2018

(Seal)

Ronald W. Palinkas (Seal)
RONALD W PALINKAS

(Seal)

(Seal)
MICHELLE M PALINKAS

(NOTE: Please type or print names below all signatures.)

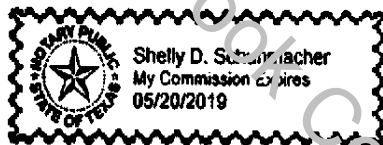
STATE OF Texas)
) ss
COUNTY OF Harris)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT RONALD W PALINKAS and MICHELLE M PALINKAS, HUSBAND AND WIFE

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal this 5th day of January, 2018.

Shelly D. Schumacher
Notary Public



My commission expires: 05/20/2019

(Seal)

COOK COUNTY / ILLINOIS TRANSFER STAMP

or

Name & Address of Preparer:

ANTHONY V. PANZICA
ATTORNEY AT LAW
2510 W. IRVING PARK ROAD # B
CHICAGO, IL 60618

Exempt under provisions of Paragraph _____
Section 4, Real Estate Transfer Tax Act.
Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

UNOFFICIAL COPY

Dated this 5th day of January, 2018

(Seal)

(Seal)

RONALD W PALINKAS

Michelle M Palinkas

MICHELLE M PALINKAS

(Seal)

(Seal)

(NOTE: Please type or print names below all signatures.)

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **RONALD W PALINKAS and MICHELLE M PALINKAS, HUSBAND AND WIFE**

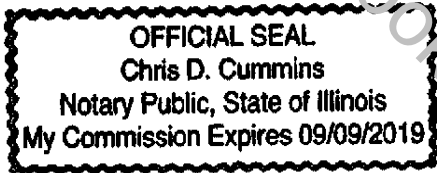
personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/s/he/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 5th day of JANUARY, 2018

Chris D. Cummins

Notary Public

(Seal)



My commission expires: 9-9-2019

COOK COUNTY / ILLINOIS TRANSFER STAMP

or

Name & Address of Preparer:
ANTHONY V. PANZICA
ATTORNEY AT LAW
2510 W. IRVING PARK ROAD # B
CHICAGO, IL 60618

Exempt under provisions of Paragraph _____
Section 4, Real Estate Transfer Tax Act.
Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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Legal Description

PARCEL 1: UNIT 9-05 AS SHOWN AND IDENTIFIED ON THE SURVEY OF THAT PART OF A TRACT OF LAND CONSISTING OF BLOCKS 4 AND 5 TOGETHER WITH ALL THAT PART OF VACATED NORTH ALBANY AVENUE, LYING NORTH OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED WEST LUNT AVENUE AND LYING SOUTH OF THE NORTH LINE OF SAID BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF VACATED WEST ESTES AVENUE; TOGETHER WITH ALL OF VACATED WEST LUNT AVENUE, LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE AND TOGETHER WITH ALL OF VACATED WEST ESTES AVENUE, LYING EAST OF THE EAST LINE OF SAID NORTH KEDZIE AVENUE, ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 505.51 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACT 681.49 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 505.49 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 681.82 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY WINSTON GARDENS INC., RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 20520335 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE ABOVE DESCRIBED LAND, EXCEPTING THEREFROM ALL OF THE UNITS, AS DEFINED AND SET FORTH IN THE SAID DECLARATION AND SURVEY;

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH BY A DECLARATION OF EASEMENT DATED JUNE 03, 1968 AND RECORDED JUNE 14, 1968 AS DOCUMENT NUMBER 20520336 AND AS CREATED BY DEED FORM WINSTON DEVELOPMENT CORPORATION TO SARAH WIGOD RECORDED SEPTEMBER 19, 1968 AS DOCUMENT NUMBER 20620304

FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE FOLLOWING STRIP OF LAND: THE NORTH 30 FEET AS MEASURED AT 90 DEGREES TO THE NORTH LINE THEREOF OF A TRACT OF LAND CONSISTING OF BLOCKS 4 AND 5 TOGETHER WITH ALL THAT PART OF VACATED NORTH ALBANY AVENUE LYING NORTH OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED LUNT AVENUE AND LYING SOUTH OF THE NORTH LINE OF SAID BLOCK 5 THENCE EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF VACATED WEST ESTES AVENUE TOGETHER WITH ALL OF VACATED WEST LUNT AVENUE, LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE AND TOGETHER WITH ALL OF VACATED WEST ESTES AVENUE LYING EAST OF THE EAST LINE OF KEDZIE AVENUE, ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE ABOVE DESCRIBED TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 505.51 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACT 681.49 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 505.49 FEET TO THE SOUTHEAST 1/4 OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 681.82 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property Address:

7061 N Kedzie Ave, #905
Chicago, IL 60645

Pin: 10-36-100-018-1127