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Chicago Title Insurance Company

Warranty DEED ILLINOIS STATUTORY

Chicago Title

10/10/18 10:41 AM KCF Y

Doc#: 1817929422 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/28/2018 01:37 PM Pg: 1 of 3

Dec ID 20180601609535
ST/CO Stamp 2-094-420-768 ST Tax \$189.00 CO Tax \$94.50
City Stamp 1-187-746-592 City Tax: \$1,984.50

THE GRANTOR(S), Elizabeth Reyna fka Elizabeth R. Ocasio married to Eduardo Reyna, her husband of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and Warranty DEED to Ziggy Durda, single, (Grantee's Address) 3119 N Major Ave, Chicago, Illinois, 60634 of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A

SUBJECT TO: Covenants, conditions, and restrictions of records, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate and general real estate taxes not due and payable at the time of Closing.

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

Permanent Real Estate Index Number(s): 13-31-205-076-1005

Address of Real Estate: 2142 N Natchez Ave, 3N, Chicago, IL, 60707

Dated this 26th day of May, 2018

Elizabeth Reyna fka Elizabeth R. Ocasio
Elizabeth Reyna
fka Elizabeth R. Ocasio

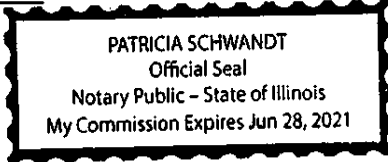
Eduardo Reyna
Eduardo Reyna

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Elizabeth Reyna fka Elizabeth R. Ocasio and Eduardo Reyna personally known to me to be the person(s) whose name(s) 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, this 26th day of May, 2018



[Signature]
(Notary Public)

Prepared By:

Albert Moy, 8451 Wheeler Drive, Orland Park, 60462

Mail to:

David Rudolph,
Benjamin Altshul, Rudolph Kaplan, 20 North Clark Street, Suite 2500, Chicago IL 60602

Name and Address of Taxpayer:

Ziggy Durda
2142 N Natchez Ave, 3N, Chicago, IL, 60707

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 18WSA904002OP

For APN/Parcel ID(s): 13-31-205-076-1005

PARCEL 1:

UNIT 3N IN THE 2142 N. NATCHEZ CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 3 AND 4 IN THE WEST GRAND AVENUE INDUSTRIAL DISTRICT, BEING OWNER'S DIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4, BEING ALSO A POINT ON THE WEST LINE OF NATCHEZ AVENUE; THENCE, ON AN ASSUMED BEARING, SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 710.90 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 56 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 35 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 56 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0629915128, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER .

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE NATCHEZ PALMER LLC RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 0629915126.