

UNOFFICIAL COPY

Doc#: 1826919313 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/26/2018 01:52 PM Pg: 1 of 3

Dec ID 20180901684335
ST/CO Stamp 0-226-527-392 ST Tax \$675.00 CO Tax \$337.50
City Stamp 1-277-266-080 City Tax: \$7,087.50

078-47758

PREPARED BY:

142

Vincent R. Vidmer
The Law Office of Vincent R. Vidmer
218 N. Jefferson #101
Chicago, IL 60661

WARRANTY DEED
Statutory (ILLINOIS)

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THE GRANTOR, **MELISSA A. JANUARY AND JEFFERY M. BROWN**, husband and wife ("Grantor"), currently residing in Indiana for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to **APRIL VESELY** a single woman ("Grantee"), all interest in the following described real estate situated in the City of Chicago, County of Cook, and the State of Illinois to wit:

See the attached legal description marked as Exhibit "A"

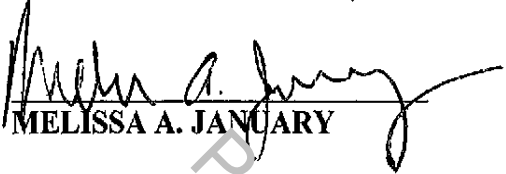
Commonly known as: 1236 NORTH DAMEN AVENUE,
CHICAGO, IL 60622

PIN #: 17-06-127-055-0000

Subject to: covenants, conditions and restrictions of record; building lines and easements; acts of Grantee; general taxes for the current year and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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DATED this 13th day of September, 2018

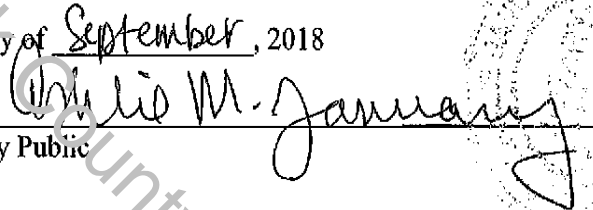

MELISSA A. JANUARY

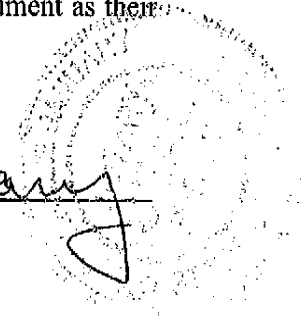

JEFFERY M. BROWN

STATE OF Indiana
COUNTY OF Hamilton

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, **MELISSA A. JANUARY AND JEFFERY M. BROWN** are 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, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of September, 2018


Notary Public



Send Recorded Deed To:

April Vesely

1236 N. Damen Ave

Chicago, IL 60622

Send Future Tax bills to:

April Vesely

1236 N. Damen Ave.

Chicago, IL 60622

Property of County Clerk's Office

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Exhibit "A"

UNIT 1236-F

THAT PART OF LOTS 3,4 AND 5, TAKEN AS A SINGLE TRACT, IN BLOCK 1 IN THE RESUBDIVISION OF LOTS 1 TO 5 INCLUSIVE IN BLOCK 1 AND LOTS 1 TO 5 INCLUSIVE IN BLOCK 2 IN THE SUBDIVISION OF 4 ACRES IN THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 22.75 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 33.40 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 9.55 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 19.55 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 12.82 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE EAST ALONG THE SAID NORTH LINE OF LOT 3, A DISTANCE OF 52.95 FEET TO THE POINT OF BEGINNING;

AND

THAT PART OF SAID LOTS 3,4 AND 5, TAKEN AS A SINGLE TRACT, WHICH LIES ABOVE A HORIZONTAL PLANE LOCATED 27.25 FEET ABOVE CHICAGO CITY DATUM DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 22.75 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 33.40 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 14.00 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 133 DEGREES 25 MINUTES 02 SECONDS MEASURED COUNTER-CLOCKWISE FROM EAST TO NORTHWEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 8.08 FEET; THENCE NORTH ALONG A LINE WHICH MAKES AN ANGLE OF 136 DEGREES 34 MINUTES 58 SECONDS; MEASURED COUNTER CLOCKWISE FROM SOUTHEAST TO NORTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 3.69 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 19.55 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 9.55 FEET TO THE POINT OF BEGINNING.

Parcel ID(s): 17-06-127-055-0000