## UNOFFICIAL COPY

# WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Christopher Gerke 1870 N. Oakley Ave. Chicago, IL 60647 Doc#. 1906646138 Fee: \$52.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 03/07/2019 10:30 AM Pg: 1 of 3

Dec ID 20190301613557

ST/CO Stamp 1-709-319-584 ST Tax \$568.00 CO Tax \$284.00

City Stamp 0-324-281-760 City Tax: \$5,964.00

(The Above Space for Recorder's Use Only)

THE GRANTOR Christopler Gerke, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Matthew Dougles Gietl of 1248 W. Jackson Blvd. Unit 4E, Chicago, IL 60607, a single man, and Waverly Warg of 800 S. Wells St., Unit 1312, Chicago, IL 60607, a single woman, as joint tenants, the following described real estate situated in the County of

Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-31-300-065-0000

Property Address: 1870 N. Oakley Ave., Chicago, IL 60647

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements luring the year(s).

This is NOT homestead property.

Dated Felcoury 25, 2019.

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Christopher Gerke	<del>~</del>
STATE OF ILLINOIS	)
COUNTY OF COOK	) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Christopher Gerke personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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, February 25

"OFFICIAL SEAL"
WILLIAM HORIGAN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 05/27/2020

**Notary Public** 

THIS INSTRUMENT PREPARED BY Wilde Law Group 1016 W. Jackson Blvd. Chicago, IL 60607

MAIL TO:

SEND SUBSEQUENT, TAX BILLS TO:

Matthew Douglas Gietl and Waverly Wang 1870 N. Oakley Ave. Chicago, IL 60647

Matthew Douglas Gietl and Weverly Wang 1870 N. Oakley Ave. Chicago, IL 60647

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#### **LEGAL DESCRIPTION**

Order No.: 19GSA941051HH

For APN/Parcel ID(s): 14-31-300-065-0000

THAT PART OF LOTS 67, 68, 69, 70 AND 71 IN BLOCK 5 IN PIERCE'S ADDITION TO HOLSTEIN IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 71; THENCE NORTH 47 DEGREES 40 MINUTES 47 5.6 CONDS WEST, A DISTANCE OF 102.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 47 DEGREES 40 MINUTES 47 SECONDS WEST, A DISTANCE OF 11.62 FEET TO A POINT; THENCE NORTH 73 DEGREES 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 23.29 FEET TO A POINT; THENCE NORTH 76 DEGREES 34 MINUTES 52 SECONDS EAST, A DISTANCE OF 53.26 FEET TO A POINT; THENCE NORTH 76 DEGREES 37 MINUTES 53 SECONDS EAST, A DISTANCE OF 10.82 FEET TO A POINT; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 24.52 FEET TO A POINT; THENCE SOUTH 86 DEGREES 06 MINUTES 41 SECONDS WEST, A DISTANCE OF 7.19 FEET TO A POINT; THENCE SOUTH 86 DEGREES 26 MINUTES 49 SECONDS WEST, A LONG 714 CENTER LINE OF PARTY WALL, A DISTANCE OF 53.42 FEET TO A POINT; THENCE SOUTH 86 DEGREES 26 MINUTES 49 SECONDS WEST, A DISTANCE OF 55.42 FEET TO A POINT; THENCE SOUTH 86 DEGREES 22 MINUTES 47 SECONDS WEST, A DISTANCE OF 15.70 FEET TO THE POINT OF BLIGINNING, IN COOK COUNTY, ILLINOIS.