

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (Illinois)

Doc#: 1915533067 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/04/2019 09:39 AM Pg: 1 of 4

Dec ID 20190501686536  
ST/CO Stamp 0-721-657-760 ST Tax \$245.00 CO Tax \$122.50  
City Stamp 0-187-490-208 City Tax: \$2,572.50

Mail to:

Name & address of taxpayer:  
Ja Lim  
4550 N. Milwaukee Ave, I  
Chicago, IL 60630

THE GRANTOR(S) Melchora Pingol, unmarried  
of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN and NO/100ths  
DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Ja Lim, unmarried man, of 4550 N. Milwaukee  
Ave, I, Chicago, IL 60630 (address), all interest in the following described real estate situated in the County of Cook, in  
the State of Illinois, to wit:

See attached

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special  
assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of  
ways for roads and highways.

This property is not homestead as to the grantor. TO HAVE AND HOLD said premises in fee simple forever.

Permanent index number(s) 13-16-117-039-0000  
Property address: 4550 N. Milwaukee Ave, I, Chicago, IL 60630  
DATED this 28 day of May, 2019.

REAL ESTATE TRANSFER TAX		30-May-2019
	CHICAGO:	1,837.50
	CTA:	735.00
	TOTAL:	2,572.50 *
13-16-117-039-0000   20190501686536   0-187-490-208		
* Total does not include any applicable penalty or interest due.		

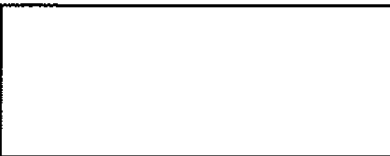
Melchora Pingol  
Melchora Pingol

FIDELITY NATIONAL TITLE #19008941

## WARRANTY DEED Statutory (Illinois)

REAL ESTATE TRANSFER TAX		30-May-2019
	COUNTY:	122.50
	ILLINOIS:	245.00
	TOTAL:	367.50
13-16-117-039-0000   20190501686536   0-721-657-760		

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State  
aforesaid, DO HEREBY CERTIFY that Melchora Pingol

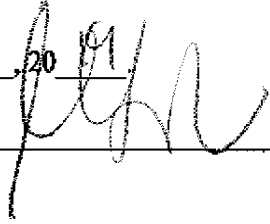


personally known to me to be the same person(s) whose name(s) is/are subscribed  
to the foregoing instrument, appeared before me this day in person, and the  
person(s) acknowledged that the person(s) signed, sealed and delivered the  
instrument as their free and voluntary act, for the uses and purposes therein set  
forth.

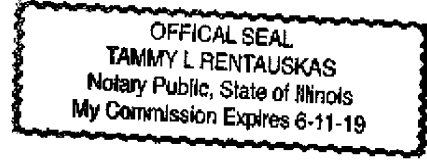
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Given under my hand and official seal this 28 day of may, 2019

Commission expires

  
\_\_\_\_\_

Recorder's Office Box No.



**NAME AND ADDRESS OF PREPARER:**

Thomas Magarian  
The Law Offices of Thomas Magarian PC  
2623 W. Minnemac Ave, Suite 100  
Chicago, IL 60625

Property of Cook County Clerk's Office

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## EXHIBIT "A" Legal Description

**PARCEL 1:**

THE SOUTHERLY 21.75 FEET OF THE NORTHEASTERLY 188.75 FEET (EXCEPT THE NORTHWESTERLY 45.0 FEET THEREOF) OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT:

LOT 3 (EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT, RUNNING NORTHEASTERLY ON THE NORTHWESTERLY LINE OF SAID LOT, 33.0 FEET; THENCE SOUTHEASTERLY ON A STRAIGHT LINE, A DISTANCE OF 78.30 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID LOT; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT TO THE POINT OF BEGINNING) IN THE SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 1 1/2 RODS OF THE SOUTH 4 RODS)

**ALSO**

THAT PART OF LOT 1 IN BLOCK 1 IN ROBERT'S MILWAUKEE AVENUE SUBDIVISION OF LOTS 5 AND 10 OF THE SUBDIVISION OF THAT PART WEST OF MILWAUKEE AVENUE OF LOT 5 IN THE SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPT THE NORTH 1 1/2 RODS OF THE SOUTH 4 RODS THEREOF) DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 1, RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 20.0 FEET; THENCE NORTH IN A STRAIGHT LINE A DISTANCE OF 39.30 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, TO THE POINT OF BEGINNING

**ALSO****PARCEL 2:**

AN UNDIVIDED 1/15 INTEREST IN THAT PART OF LOT 3 IN THE SUBDIVISION OF THAT PART WEST OF MILWAUKEE AVENUE OF LOT 5 OF THE SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE NORTH 1 1/2 RODS OF THE SOUTH 4 RODS THEREOF)

**ALSO**

THAT PART OF LOT 1 IN BLOCK 1 IN ROBERT'S MILWAUKEE AVENUE SUBDIVISION OF LOTS 5 AND 10 OF THE SUBDIVISION OF THAT PART WEST OF MILWAUKEE AVENUE OF LOT 5 OF THE SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 1 1/2 RODS OF THE SOUTH 4 RODS THEREOF) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 3, 189.25 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 3; THENCE SOUTHEASTERLY ON A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 3, A DISTANCE OF 45.0 FEET; THENCE SOUTHWESTERLY ON A LINE PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 21.75 FEET; THENCE SOUTHEASTERLY ON A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 3, TO THE SOUTHEASTERLY LINE OF SAID LOT 3, THENCE SOUTHWESTERLY ON THE SOUTHEASTERLY LINE OF SAID LOT 3, TO THE SOUTHWESTERLY CORNER OF SAID LOT 3, THENCE SOUTHEASTERLY ON THE NORTHEASTERLY LINE OF SAID LOT 1, 17.60 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1, THENCE WEST ON THE SOUTH LINE OF SAID LOT 1, 20.0 FEET; THENCE NORTHWESTERLY TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 3, SAID POINT BEING 33.0 FEET NORTHEASTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 3, TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance Issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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## EXHIBIT "A" Legal Description

EASEMENT AS SET FORTH IN THE DECLARATION OF EASEMENTS, PARTY WALLS, COVENANTS AND RESTRICTIONS AND EXHIBIT ONE THERETO ATTACHED DATED NOVEMBER 19, 1963 AND RECORDED NOVEMBER 19, 1963 AS DOCUMENT 18975617 MADE BY THE NATIONAL BANK OF AUSTIN, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 12, 1963 AND KNOWN AS TRUST NUMBER 3804 AND AS CREATED BY THE MORTGAGE FROM BERNADINE M. LATALL TO NORTHWESTERN SAVINGS AND LOAN ASSOCIATION DATED JULY 9, 1964 AND RECORDED JULY 13, 1964 AS DOCUMENT 19181969 AND AS CREATED BY THE DEED FROM NATIONAL BANK OF AUSTIN, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 12, 1963 AND KNOWN AS TRUST NUMBER 3804 TO BERNADINE M. LATALL DATED JULY 9, 1964 AND RECORDED AUGUST 17, 1964 AS DOCUMENT 19216278.

Property of Cook County Clerk's Office

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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