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Proper Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

1 of 2
PT19-50937

Return to:
Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074



Doc# 1916555468 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/14/2019 02:43 PM PG: 1 OF 4

THE GRANTOR, Anne Marie Ricchio, formerly known as Anne Marie Mullins, married to Michael Ricchio, both 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, CONVEYS and WARRANTS to GRANTEES, Wilma M. Bityou and Lazar X Bityou, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

GRANTEE'S ADDRESS: 2634 W Belmont, Chicago, IL 60612

* wife and husband

Parcel 1: That Part Of The Northeast Quarter Of Section 24, Township 40 North, Range 13, East Of The Third Principal Meridian, Described As Follows: Commencing At The Northwest Corner Of The Northeast Quarter Of Section 24 Aforesaid; Thence North 89°19'27" East, Along The North Line, Thereof, 269.94 Feet To The Northerly Extension Of The West Line Of Lot 2 In The Subdivision Of Block 4 And That Part Of Block 5 Lying West And North Of The Center Line Of The Chicago River In Kinzie's Subdivision Of The Northeast Quarter Of Section 24, Aforesaid; Thence South 01°31'40" East, 50.00 Feet Along Said Northerly Extension To The South Line Of Irving Park Road; Thence Continuing South 01°34'40" East Along The West Line Of Said Lot 2, 244.67 Feet To The Point Of Beginning; Thence North 88°23'20" East, 59.77 Feet; Thence South 00°40'33" East, 42.25 Feet To A Line 270.00 Feet South Of And Parallel With The South Line Of Irving Park Road; Thence South 88°28'20" West Along Said Parallel Line, 59.14 Feet To The West Line Of Said Lot 2; Thence North 01°31'40" West, Along The West Line Of Lot 2, 41.36 Feet To The Point Of Beginning, In Cook County, Illinois. Containing 2,485 Square Feet Or 0.0571 Acres, More Or Less.

Parcel 2: Easements For The Benefit Of Parcel 1 As Created By Declaration Of Covenants, Conditions, Restrictions And Easements For River Park North Homeowners' Association Recorded April 29, 2005 As Document Number 0511812274 Made By Irving Park Development, L.L.C., An Illinois Limited Liability Company, As Declarant, For Access, Ingress And Egress, As More Fully Described Therein And According To The Terms Set Forth Therein.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE

To have and to hold together as Tenants by the Entirety

This property not subject to the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-24-200-048-0000

Address of Real Estate: ~~3939~~ North Fairfield Avenue, Chicago, Illinois 60618

368

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Dated this 22nd of May, 2019.

Anne Marie Ricchio

Anne Marie Ricchio, Grantor

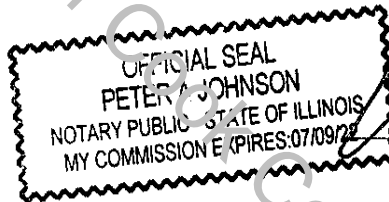
Michael Ricchio

Michael Ricchio, for the purpose of waiving Homestead rights

STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anne Marie Ricchio and Michael Ricchio, 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 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 official seal, this 22nd of May, 2019.



[Signature]

(Notary Public)

Prepared By: Johnson and Sullivan, Ltd.
11 East Hubbard Street, Suite 702
Chicago, Illinois 60611

~~Mail To:~~

Paul A. Youkhana, Esquire
The Law Offices of Paul A. Youkhana
~~201 East Ohio Street, 4th Flr~~ 541 N. Fairbank Ct #2205
Chicago, Illinois 60611

Name & Address of Taxpayer:

Wilma M. Bityou
3938 3938 North Fairfiled Avenue
Chicago, Illinois 60618

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1-3-24-200-048-0000 | 20190601694673 | 1-213-472-864
Total does not include any applicable penalty or interest due.

CHICAGO:	4,537.50
CTA:	1,815.00
TOTAL:	6,352.50 *

Property of Cook County Clerk's Office

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13-24-200-048-0000

20190601694673

0-945-037-408

COUNTY:	302.50
ILLINOIS:	605.00
TOTAL:	907.50

Property of Cook County Clerk's Office