

UNOFFICIAL COPY

MAIL TO **Near North National Title**
222 N. LaSalle
Chicago, IL 60601



1916518069D

WARRANTY DEED

Doc# 1916518069 Fee \$88.00

AP1905444

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

Prepared By:
Attorney Thomas J. Moran
5300 West Devon Ave.
Chicago, IL 60646

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/14/2019 02:40 PM PG: 1 OF 3

After Recording, Mail Deed to:

Paul Wehner Jr
1316 W. Chestnut
Chicago, Ill.
60642

The Grantor, MARVIN J. MAZZUCHELLI, a Widower, of the City of Chicago, County of Cook, and State of Illinois for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, CONVEYS and WARRANTS to

PAUL WEHNER, JR.
6203 N. McClellan Avenue
Chicago, IL 60646


1316 W. Chestnut
Chicago, Ill. 60642

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF.



P.I.N. # 13-05-204-019-0000. and 13-05-204-017-0000
Property Address: 6203 N. McClellan Ave, Chicago, IL 60646

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois to have and to hold said premises forever.

REAL ESTATE TRANSFER TAX	13-Jun-2019
 CHICAGO:	4,125.00
CTA:	1,650.00
TOTAL:	5,775.00 *

13-05-204-019-0000 | 20190601600526 | 0-731-177-056

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	14-Jun-2019
 COUNTY:	275.00
 ILLINOIS:	550.00
TOTAL:	825.00

13-05-204-019-0000 | 20190601600526 | 0-204-935-264

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P 3
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Dated this 11 day of June, 2019.

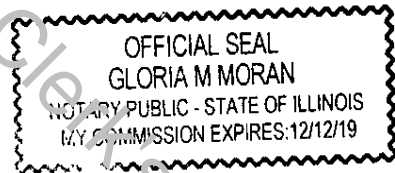

MARVIN J. MAZZUCCHELLI

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 MARVIN J. MAZZUCCHELLI, A WIDOWER, , 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 said deed as HIS free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 11 day of June, 2019.


NOTARY PUBLIC



Mail Tax Bills to:
Paul Wehner, Jr.
~~6203 N. McClellan Ave.~~
~~Chicago, IL 60646~~

1316 W. Chestnut
Chicago, IL
60642

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THAT PART OF LOT 9 IN BLOCK 11 IN EDGEBROOK A SUBDIVISION OF PARTS OF LOTS 2, 3 AND 4 OF BILLY CALDWELL'S RESERVE IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID D LOT 9; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9, BEING ALSO A POINT ON THE NORTHERLY LINE OF NORTH MCCLELLAN AVENUE; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 9, BEING A CURVE CONVEX TO THE SOUTH HAVING A CALCULATED RADIUS OF 288.03 FEET, WITH A CHORD MAKING AN ANGLE OF 83 DEGREES 20 MINUTES 24 SECONDS MEASURED COUNTER-CLOCKWISE, NORTH TO THE WEST FROM THE LAST DESCRIBED COURSE AND A MEASURED CHORD LENGTH OF 73.89 FEET, AN ARCH DISTANCE OF 74.10 FEET, THENCE NORTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 74 DEGREES 12 MINUTES 06 SECONDS MEASURED COUNTER-CLOCKWISE SOUTHEASTERLY TO NORTHEASTERLY FROM SAID CHORD, A DISTANCE OF 94.00 FEET; THENCE NORTH, A DISTANCE OF 56.45 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 9, SAID POINT LYING 37.50 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID LOT 9; THENCE EASTERLY ALONG THE SAID NORTH LINE OF LOT 9, SAID NORTH LINE MAKING AN ANGLE OF 86 DEGREES 05 MINUTES 31 SECONDS MEASURED COUNTER-CLOCKWISE, SOUTH TO EAST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 37.50 FEET TO THE POINT OF BEGINNING.