

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1922522043 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/13/2019 10:25 AM Pg: 1 of 2

Dec ID 20190701619597  
ST/CO Stamp 0-088-894-560 ST Tax \$550.00 CO Tax \$275.00  
City Stamp 1-498-180-704 City Tax: \$5,775.00

CT 190NW 7TH 041ND

THE GRANTORS, **Charles Stone and Krista Stone**, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY and warrant to **Truist LLC, an IL limited liability company**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 38 AS DEFINED IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CORNELIA COURT TOWNHOME ASSOCIATION, AND DESCRIBED AS FOLLOWS:

ALL THAT PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERDIKE'S 3RD SUBDIVISION OF ELSTON AVENUE AS SHOWN ON PLAT RECORDED JULY 5, 1905 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE, BEING A LINE 33.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 5) THENCE SOUTH 89 DEGREES 57 MINUTES 23 SECONDS EAST ALONG THE SOUTH LINE OF SAID WEST CORNELIA AVENUE 74.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST, 73.25 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 16 MINUTES 03 SECONDS EAST, 55.21 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST, 23.00 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 03 SECONDS WEST 55.21 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, 23.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO:

EASEMENTS FOR INGRESS AND EGRESS APPURTENT TO AND FOR THE BENEFIT OF THE ABOVE PARCEL AS DEFINED AND SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CORNELIA COURT TOWNHOME ASSOCIATION DATED JUNE 11, 2007 AND RECORDED JUNE 26 2007 AS DOCUMENT NUMBER 0717722064, ALL IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** General taxes for 2018 and subsequent years; Covenants, conditions and restrictions of record, if any; applicable zoning laws, ordinances, and other governmental regulations.

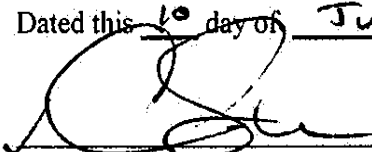
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

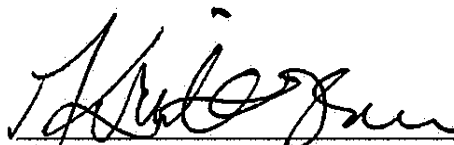
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Permanent Real Estate Index Number(s): 13-24-305-048-0000

Address(es) of Real Estate: 3014 W. Newport Ave. Chicago, IL 60618

Dated this 10 day of July, 2019.


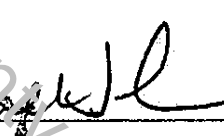
  
Charles Stone

  
Krista Stone

STATE OF ILLINOIS, COUNTY OF Kane ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY Charles Stone and Krista Stone 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, including the release and waiver of the right of homestead.



Given under my hand and official seal, this 10 day of July, 2019.

  
 (Notary Public)  
My Commission Expires Apr 21, 2022

**Prepared By:** Michelle T. Chase  
Attorney at Law  
552 S. Washington Street, Suite 205  
Naperville, IL 60540


**Mail To:**

Ms. Renee Norgle  
Attorney at Law  
120 S. State Street, Suite 200  
Chicago, IL 60603

REAL ESTATE TRANSFER TAX		01-Aug-2019
	COUNTY:	275.00
	ILLINOIS:	550.00
	TOTAL:	825.00
13-24-305-048-0000   20190701619597   0-088-894-560		

**Name & Address of Taxpayer:**

Mr. Pezzola and Mr. Weiner  
3014 W. Newport Avenue  
Chicago, IL 60618

REAL ESTATE TRANSFER TAX		01-Aug-2019
	CHICAGO:	4,125.00
	CTA:	1,650.00
	TOTAL:	5,775.00 *
13-24-305-048-0000   20190701619597   1-498-180-704		

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