

# UNOFFICIAL COPY

Doc#: 1922649229 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/14/2019 10:41 AM Pg: 1 of 3

Dec ID 20190701628601  
ST/CO Stamp 1-119-698-016 ST Tax \$270.00 CO Tax \$135.00  
City Stamp 1-656-798-304 City Tax: \$2,835.00

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

Lawrence B. Ordower  
Ordower & Ordower, P.C.  
25 E. Washington Street, Suite 1400  
Chicago, IL 60602

### MAIL REAL ESTATE TAX BILL TO:

Leonor Borja  
3214 N. Kilbourn Ave., Unit 7  
Chicago, IL 60641

THE GRANTORS: Jaime Zavala and Concepcion Sanchez, husband and wife, of 3214 N. Kilbourn Ave., Unit 7, Chicago, IL 60641, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Leonor Borja, A SINGLE WOMAN of \_\_\_\_\_, to have and to hold the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 3214 N. Kilbourn Ave., Unit 7, Chicago, IL 60641  
PIN: 13-22-321-091-000J

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

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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DATED this 27<sup>th</sup> day of July, 2019.

Jaime Zavala  
Jaime Zavala

Concepcion Sanchez  
Concepcion Sanchez

STATE OF ILLINOIS            )  
  )SS  
COUNTY OF COOK            )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **Jaime Zavala and Concepcion Sanchez**, 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 individually acknowledged that they signed 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 27<sup>th</sup> day of July, 2019.

Matthew Schultz  
Notary Public

**NAME AND ADDRESS OF PREPARER:**  
David Frank  
Attorney at Law  
1211 Landwehr Rd.  
Northbrook, IL 60062



CLERK'S OFFICE OF COOK COUNTY

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## LEGAL DESCRIPTION

Order No.: 19CNW764144NB

For APN/Parcel ID(s): 13-22-321-091-0000

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PARCEL 1: THAT PART OF THE SOUTH 10 ACRES OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE WEST 410 FEET AND EXCEPT THE EAST 33 FEET THEREOF TAKEN FOR A STREET AND EXCEPT THE NORTH 133 FEET THEREOF AND EXCEPT THE SOUTH 33 FEET TAKEN FOR BELMONT AVENUE THEREOF) IN SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO THE EAST 100 FEET OF THE WEST 410 FEET OF THE SOUTH 10 ACRES OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE SOUTH 33 FEET THEREOF TAKEN FOR BELMONT AVENUE), IN SAID SECTION 22, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST BELMONT AVENUE, SAID NORTH LINE BEING 33 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 22 AND THE WEST LINE OF NORTH KILBOURN AVENUE, SAID WEST LINE BEING 33 FEET WEST OF THE EAST LINE OF WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 90°00'00" WEST, ALONG THE NORTH LINE OF SAID WEST BELMONT AVENUE, 305.17 FEET; THENCE NORTH 00°10'17" WEST, 138.15 FEET; THENCE NORTH 89°49'43" EAST, 130.63 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°10'17" WEST, 57.60 FEET; THENCE NORTH 89°49'43" EAST, 16.50 FEET; THENCE SOUTH 00°10'17" EAST, 57.60 FEET; THENCE SOUTH 89°49'43" WEST, 16.50 FEET TO THE POINT OF BEGINNING.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE KILBOURN COURT TOWNHOMES RECORDED AS DOCUMENT NUMBER 0418832056, ALL IN COOK COUNTY, ILLINOIS