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Doc#: 1922849136 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/16/2019 09:42 AM Pg: 1 of 4

WARRANTY DEED

Dec ID 20190801658976
ST/CO Stamp 0-862-749-280 ST Tax \$205.00 CO Tax \$102.50
City Stamp 0-044-991-072 City Tax: \$2,152.50

THE GRANTORS Martin Varpa, Married to Diane Danek, of the City of Chicago, County of Cook and State of Illinois, and Mara Varpa, Single, of the City of East Dundee, County of Kane and State of Illinois for and in consideration of Ten and no/100ths Dollars (\$10.00) and other valuable consideration in hand paid, CONVEY AND WARRANT to Peter Kovats and Mary Kovats, Husband and Wife of the City of Chicago, County of Cook, State of Illinois, not as Tenants in Common but as Joint Tenants, the following described real estate situated in the City of Chicago, County of Cook, in the State of Illinois, to wit:

THE ABOVE SPACE FOR RECORDER'S USE ONLY

LEGAL DESCRIPTION ATTACHED AS "EXHIBIT A"

FIRST AMERICAN TITLE

FILE # 2983886

Permanent Index Numbers: 11-29-303-023-0000 and 11-29-303-016-0000
Commonly known as: 1333 W. Howard St., Chicago, IL 60626


Subject only 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.

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

Dated this 24th day of June, 2019.



Martin Varpa, Grantor



Mara Varpa, Grantor



Diane Danek, Waiving Homestead

After recording, mail to:

Peter and Mary Kovats
1333 W. Howard St.
Chicago, IL 60626

Mail subsequent tax bills to:

Peter and Mary Kovats
1333 W. Howard St.
Chicago, IL 60626

This instrument was prepared by: Steven Reick, Attorney
P.O. Box 27, Harvard, IL 60033
(815) 388-7517

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STATE OF ILLINOIS)
County of COOK) ss.

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that Martin Varpa and Diane Danek, Husband and Wife, are 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.

Given under my hand and official seal this 24th day of June, 2019.

Sheri L. Besse
Notary Public

STATE OF ILLINOIS)
County of COOK) ss.



I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that Mara Varpa, Single, is 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 she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 24th day of June, 2019.

Sheri L. Besse
Notary Public



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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

Beginning at a point on the North line of Lot 16 in the Subdivision of Lots 1, 2, 3 and 4 in Block 5 in Birchwood Beach in fractional Section 29 South of the Indian Boundary Line in Township 41 North, Range 14, East of the Third Principal Meridian, 37.91 feet West of the North Easterly corner of said Lot 16, thence West along said North line of said Lot 16, a distance of 21.22 feet; thence Southerly along a line parallel to the Westerly line of North Eastlake Avenue said Westerly line being the Easterly line of Lots 15 and 16 in said subdivision, a distance of 14.35 feet; thence West at right angles to the last described course a distance of 1 foot, thence Southerly along a line parallel to said Westerly line of North Eastlake Avenue a distance of 46.68 feet to the South line of the North half of Lot 15, thence East along said line a distance of 22.22 feet; thence Northerly along a line parallel to the Westerly line of North Eastlake Avenue, a distance of 61.03 feet to the place of beginning;

Property Index Number: 11-29-303-023-0000

Also:

PARCEL 2:

Beginning at a point on the Easterly line of alley first Westerly of North Eastlake Avenue a distance of 18.30 feet Southerly of the North Westerly corner of Lot 16 in the subdivision of Lots 1, 2, 3 and 4 of Block 5 in Birchwood Beach in fractional Section 29 South of the Indian Boundary line in Township 41 North, Range 14, East of the Third Principal Meridian, said Easterly Line of alley being the Westerly line of Lots 15 and 16 in said subdivision thence Southerly along said Easterly line of alley a distance of 9.66 feet; thence Easterly at right angles to the last described course a distance of 22.85 feet, thence Northerly along a line parallel to the said Easterly line of alley a distance of 8.48 feet; thence Easterly at right angles to the last described course, a distance of .81 feet; thence Northerly along a line parallel to the said Easterly line of said alley a distance of 1.18 feet, thence Westerly at right angles to the last described course, a distance of 23.66 feet to the place of beginning;

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Also:

PARCEL 3:

Easements for ingress and egress for the benefit of Parcels 1 and 2 herein described over premises legally described as follows:

(a) Beginning at a point of intersection of the South line of the North half of Lot 15 with the Easterly line of Lot 15, said Lot 15 being Lot 15 in the subdivision of Lots; 1, 2, 3 and 4 in Block 5 in Birchwood Beach in fractional Section 29 South of Indian Boundary Line in Township 41 North, Range 14, East of the Third Principal Meridian, thence Northerly along said Easterly line of said Lot 15, a distance of 4.58 feet, thence West along a line parallel to said South line of the North half of Lot 15, a distance of 125.84 feet; thence Southerly along a line parallel to said Easterly line of said Lot 15, a distance of 4.58 feet to the South line of the North half of Lot 15

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thence East along said line a distance of 125.84 feet to the place of beginning (except that portion thereof falling within Parcel I hereof);

Also:

(b) Beginning at the intersection of the South line of the North half of Lot 15 and the Westerly line of said Lot 15 in the subdivision of Lots 1, 2, 3 and 4 of Block 5 in Birchwood Beach, in fractional Section 29 South of the Indian Boundary Line in Township 41 North, Range 14, East of the Third Principal Meridian, thence East 24.16 feet along said South line of the North half of said Lot 15; thence Northerly along a line parallel to the Westerly line of Lot 16, a distance of 7.41 feet; thence Westerly at right angles to the last described course a distance of 23.66 feet to the Westerly line of said Lot 15; thence Southerly along said Westerly line of said Lot 15 a distance of 2.83 feet to the place of beginning as set forth in the Declaration recorded December 12, 1952 as Document 15505540 as modified by instrument recorded December 31, 1952 as Document 15516447 and as created by the deed from LaSalle National Bank, a national banking association, as Trustee under trust agreement dated January 10, 1952 also known as Trust No. 14031 to Martin R. Binder and Marjorie S. Binder, his wife, dated November 12, 1954 and recorded November 23, 1954 as Document 16079516, all in Cook County, Illinois.

Commonly known as: 1333 Howard St., Chicago, IL 60626-1437

Office of Cook County Clerk's Office