

UNOFFICIAL COPY



Chicago Title Insurance Company

**Warranty DEED
ILLINOIS STATUTORY**

Doc#: 1927013078 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/27/2019 11:54 AM Pg: 1 of 4

Dec ID 20190901682795
ST/CO Stamp 0-236-649-056 ST Tax \$430.00 CO Tax \$215.00
City Stamp 1-350-752-864 City Tax: \$4,515.00

THE GRANTOR(S), Enriqueta Rodriguez Bauer Trustee of the Enriqueta Rodriguez Bauer Trust dated November 8, 2011 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, convey(s) and warrants to Andrew D. Twiss and Megham A. Twiss, husband and wife, not as joint tenants but as tenants by the entirety, (Grantee's Address) 2961

W. Palmer, 3W, Chicago IL 60647

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

See legal description attached hereto

SUBJECT TO: Covenants, conditions, restrictions of record, general taxes for the year 2019 and subsequent years; acts done or suffered through Buyer; public and utility easements; homeowners or condominium association declaration and bylaws

Permanent Real Estate Index Number(s): 20-11-200-072-0000

Address of Real Estate: 4701F S Woodlawn Ave, F, Chicago, IL, 60615

Dated this 1st day of Sept, 2019

Enriqueta Rodriguez Bauer Trustee
Enriqueta Rodriguez Bauer Trust dated November 8, 2011

Chicago Title 19GSA575047LP 1 of 2 SM

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Enriqueta Rodriguez Bauer, personally known to me to be the person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6th day of Sept., 2019.

Ruth Geis
(Notary Public)

Prepared By:

Ruth, Geis, 5631 South Blackstone, Chicago, 60637



Mail To:

JAM

Name and Address of Taxpayer:

Andrew D. and Megham A. Twiss
4701 S. Woodlawn, #f
Chicago, IL 60637

Property of Cook County Clerk's Office

UNOFFICIAL COPY



CHICAGO TITLE
COMPANY

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 19GSA575047LP

For APN/Parcel ID(s): 25-11-200-072-0000

PARCEL 1:

LOT 3 (EXCEPT THE WEST 29.50 FEET THEREOF) AND THE WEST 19.00 FEET OF LOT 4 IN KENNICOTT PLACE, BEING A RESUBDIVISION OF PART OF YOUNG TRUSTEES SUBDIVISION (INCLUDING BARRY AND FELLOW'S SUBDIVISION) OF BLOCKS 4 AND 5 IN LYMAN, LARNED AND WOODBRIDGE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND UPON LOT 7 IN KENNICOTT PLACE AS CREATED BY DECLARATION OF PROTECTIVE COVENANTS RECORDED NOVEMBER 27, 1989 AS DOCUMENT 89563853 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 22, 1989 & KNOWN AS TRUST NUMBER 109721-07 TO RONALD G. BAUER AND ENRIQUETA R. BAUER, HIS WIFE, RECORDED AS DOCUMENT 91581850.

PARCEL 3:

EXCLUSIVE EASEMENT FOR RECREATIONAL USE AS A RESIDENTIAL YARD FOR THE BENEFIT OF PARCEL 1 OVER AND UPON A 20 FOOT STRIP OF LAND LYING IMMEDIATELY SOUTH AND ADJOINING PARCEL 1 AND OVER A 11.60 FOOT STRIP OF LAND LYING IMMEDIATELY EAST AND ADJOINING THE SOUTH LINE OF PARCEL 1 EXTENDED EAST AND A LINE 20 FEET SOUTH OF THE SOUTH LINE OF PARCEL 1 EXTENDED EAST AS CREATED BY EASEMENT AGREEMENT RECORDED AUGUST 1, 1990 AS DOCUMENT 90370218 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 22, 1989 & KNOWN AS TRUST NUMBER 109721-07 TO RONALD G. BAUER AND ENRIQUETA R. BAUER, HIS WIFE, RECORDED AS DOCUMENT 91581850 FOR THE BENEFIT OF THAT PART OF PARCEL 1 LYING IMMEDIATELY NORTH AND ADJOINING AND/OR WEST AND ADJOINING SAID EASEMENT.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND ACROSS A 20 FOOT STRIP OF LAND LYING SOUTH AND ADJOINING PARCEL 1 AND A 11.60 FOOT STRIP OF LAND LYING IMMEDIATELY EAST AND ADJOINING THE SOUTH LINE OF

UNOFFICIAL COPY

EXHIBIT "A"
LEGAL DESCRIPTION
(continued)

PARCEL 1 EXTENDED EAST AND A LINE 20 FEET SOUTH OF THE SOUTH LINE OF PARCEL 1 EXTENDED EAST AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 22, 1989 & KNOWN AS TRUST NUMBER 109721-07 TO RONALD G. BAUER AND ENRIQUETA R. BAUER, HIS WIFE, RECORDED AS DOCUMENT 91581850

Property of Cook County Clerk's Office