

UNOFFICIAL COPY

Doc#: 1935208313 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/18/2019 11:24 AM Pg: 1 of 3

Dec ID 20191201664403
ST/CO Stamp 1-360-831-840 ST Tax \$395.00 CO Tax \$197.50
City Stamp 0-942-036-320 City Tax: \$4,147.50

410490956 (1/2)

WARRANTY DEED **GIT**

THIS INDENTURE WITNESSETH,
that the Grantor(s): **Thomas A. Manion Jr.**
as to an undivided $\frac{1}{2}$ interest and
Terry W. Teele, as Trustee under the
Terry W. Teele 2016 Living Trust
dated August 25, 2016 as to an undivided
 $\frac{1}{2}$ interest of Cook, State of Illinois,
for and in consideration of TEN AND
NO/100ths DOLLARS (\$10.00), and
other good and valuable consideration
in hand paid, receipt of which is hereby
acknowledged, and CONVEY(S) and
WARRANT(S) UNTO:

~~Tiffany Meyers and David R. Milder~~ Milder,
Tiffany wife and husband, not as tenants in common, not as joint tenants,
the following described real estate, to-wit: but as tenants by the entirety

PARCEL 1: THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 24 AFORESAID; THENCE NORTH 89°19'27" EAST, ALONG THE NORTH LINE, THEREOF, 269.94 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN THE SUBDIVISION OF BLOCK 4 AND THAT PART OF BLOCK 5 LYING WEST AND NORTH OF THE CENTER LINE OF THE CHICAGO RIVER IN KINZIE'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 24, AFORESAID; THENCE SOUTH 01° 31' 40" EAST, 50.00 FEET ALONG SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF IRVING PARK ROAD; THENCE NORTH 89°19'27" EAST, ALONG SAID SOUTH LINE, 101.66 FEET; THENCE SOUTH 00°40'33" EAST, 61.12 FEET; THENCE EASTERLY 6.39 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 10.50 FEET CONVEX TO THE SOUTH AND WHOSE CHORD BEARS SOUTH 73°15'04" EAST A DISTANCE OF 6.22 FEET; THENCE SOUTH 00°40'33" EAST, 32.00 FEET; THENCE NORTH 89°19'27" EAST, 241.33 FEET; THENCE EASTERLY 12.62 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 40.00 FEET CONVEX TO THE NORTH AND WHOSE CHORD BEARS SOUTH 81°38'04" EAST A DISTANCE OF 12.57 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY 31.60 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 40.00 FEET CONVEX TO THE NORTH AND WHOSE CHORD BEARS SOUTH 68°02'32" EAST A DISTANCE OF 30.79 FEET; THENCE SOUTH 00°40'33" EAST, 56.30 FEET; THENCE WESTERLY 31.60 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 40.00 FEET CONVEX TO THE SOUTH AND WHOSE CHORD BEARS SOUTH 66°41'25" WEST A DISTANCE OF 30.79 FEET; THENCE NORTH 00°40'33" WEST, 76.05 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, CONTAINING 1,087 SQUARE FEET OR 0.0250 ACRES, MORE OR LESS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RIVER PARK NORTH HOMEOWNERS' ASSOCIATION RECORDED APRIL 28, 2005 AS DOCUMENT NUMBER 0511812274 MADE BY IRVING PARK DEVELOPMENT, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS DECLARANT, FOR ACCESS, INGRESS AND EGRESS, AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

P.I.N.: 13-24-200-066-0000

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PROPERTY ADDRESS: 2667 W. Dakin Street, Chicago, IL 60618

SUBJECT TO: Covenants, conditions, restrictions, and easements of record; general real estate taxes for the year 2019 and subsequent years.

situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

***THIS PROPERTY IS NOT HOMESTEAD PROPERTY**

Dated this 4 day of December 2019.

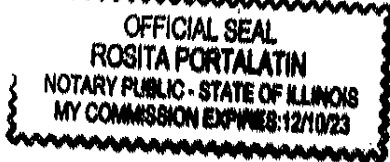
TERRY W. TEELE TRUST

By: Terry W. Teele (SEAL)
Terry W. Teele, Trustee

Dated this 4 day of December 2019.

Rosita Portalatin

By: Thomas A. Manion, Jr. (SEAL)
Thomas A. Manion, Jr.



REAL ESTATE TRANSFER TAX		16-Dec-2019
	COUNTY:	197.50
	ILLINOIS:	395.00
	TOTAL:	592.50

13-24-200-066-0000 | 20191201664403 | 1-360-831-840

REAL ESTATE TRANSFER TAX		16-Dec-2019
	CHICAGO:	2,962.50
	CTA:	1,185.00
	TOTAL:	4,147.50 *

13-24-200-066-0000 | 20191201664403 | 0-942-036-320

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

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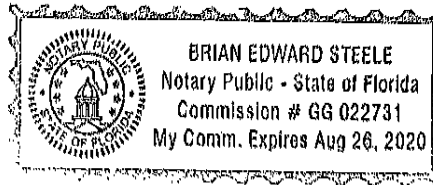
STATE OF FLORIDA)
COUNTY OF Pinellas) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Terry W. Teele, as Trustee of the TERRY W. TEELE TRUST, 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 he signed, sealed and delivered the said instrument as a 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 4 day of Dec, 2019.

[Handwritten Signature]

Notary Public



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 Thomas A. Manion, Jr. 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 he signed, sealed and delivered the said instrument as a 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 4 day of December, 2019.



[Handwritten Signature]

Notary Public

This instrument was prepared by:

Edmund P. Wanderling
2505 S. Des Plaines Avenue
North Riverside, Illinois 60546

MAIL THIS DOCUMENT TO:

Tiffeny Meyers & David R. Micek
2667 W. Dakin St.
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

Tiffeny Meyers & David R. Micek
2667 W. Dakin St.
Chicago, IL 60618