

UNOFFICIAL COPY

Doc#: 2004516016 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/14/2020 08:47 AM Pg: 1 of 3

Prepared by:
Law Offices of Renee
Meltzer Kalman, PC
100 N. LaSalle St, Ste 1605
Chicago, IL 60602

Dec ID 20200201609786
ST/CO Stamp 1-950-481-248 ST Tax \$290.00 CO Tax \$145.00
City Stamp 1-012-390-752 City Tax: \$3,045.00

WARRANTY DEED-ILLINOIS STATUTORY

GRANTORS, AF RE Series, LLC 2010 Narragansett, an Illinois liability company, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Chris Matthews, A SINGLE MEMBER, of the City of Chicago, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION.

Which, with the property herein described, is referred to herein as the "Premises."
Non Homestead Property.

SUBJECT TO: Covenants, condition and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.


Permanent Real Estate Index Number(s): 13-31-213-050-0000.
Address(es) of Real Estate: 2010 NORTH NARRAGANSETT AVENUE, CHICAGO, ILLINOIS 60639.

Dated this 3rd day of January, 2020.



AF RE Series, LLC 2010 Narragansett

BY: [Signature]
David Azran, Manager

FIDELITY NATIONAL TITLE #1420000036
112

REAL ESTATE TRANSFER TAX		10-Feb-2020
	CHICAGO:	2,175.00
	CTA:	870.00
	TOTAL:	3,045.00 *

13-31-213-050-0000 | 20200201609786 | 1-012-390-752

REAL ESTATE TRANSFER TAX		10-Feb-2020
	COUNTY:	145.00
	ILLINOIS:	290.00
	TOTAL:	435.00

13-31-213-050-0000 | 20200201609786 | 1-950-481-248

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

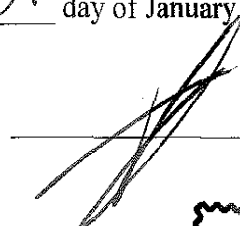
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2010 N NARRAGANSETT/DEED/AF RE SERIES TO MATTHEWS (CONT'D)

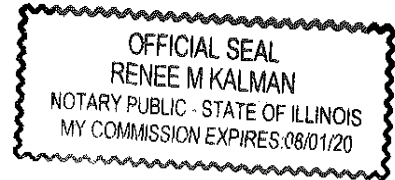
STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT the above signed, personally known to me to be the same person(s) whose name(s) 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 31 day of January, 2020.



(Notary Public)



MAIL TO:

Chris Matthews
2010 N. Narragansett Ave
Chicago, IL 60639

SEND SUBSEQUENT TAX BILLS TO:

Chris Matthews
2010 N. Narragansett Ave
Chicago, IL 60639

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EXHIBIT A

Order No.: CH20000036

For APN/Parcel ID(s): 13-31-213-050

For Tax Map ID(s): 13-31-213-050-0000

PARCEL 1: THAT PART OF LOT 15 (EXCEPT THE NORTH 8.0 FEET THEREOF) AND THE NORTH 16.0 FEET OF LOT 16, TAKEN AS A TRACT, IN BLOCK 4 IN GRAND HEIGHTS SUBDIVISION OF PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 38.0 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 27 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 75.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 27 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 28.33 FEET TO THE EAST WALL OF A CONCRETE BLOCK GARAGE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST WALL OF A CONCRETE BLOCK GARAGE, A DISTANCE OF 26.13 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 02 SECONDS WEST, A DISTANCE OF 22.0 FEET TO A POINT IN THE WEST LINE OF SAID TRACT, SAID POINT BEING 26.13 FEET NORTH OF THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 11.87 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES 27 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 50.72 FEET TO POINT, SAID POINT BEING 74.89 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 35 MINUTES 32 SECONDS WEST, A DISTANCE OF 38.0 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN THE PARTY WALL AGREEMENT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND MUTUAL EASEMENT AGREEMENT FOR INGRESS, EGRESS, PUBLIC UTILITY AND REFUSE FOR 2004-2010 N. NARRAGANSETT, CHICAGO, ILLINOIS DATED MAY 3, 2005 AND RECORDED MAY 6, 2005 AS DOCUMENT NO 0512603009 AND INGRESS AND EGRESS EASEMENT, THE NORTH 3.0 FEET OF LOT 15 (EXCEPT THE NORTH 8.0 FEET THEREOF) AND THE NORTH 16.0 FEET OF LOT 16, TAKEN AS A TRACT, IN BLOCK 4 IN GRAND HEIGHTS SUBDIVISION OF PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND INGRESS AND EGRESS EASEMENT, THE SOUTH 3.50 FEET OF THE EAST 35.54 FEET AND THE SOUTH 3.50 FEET OF THE WEST 20.44 FEET OF THE EAST 95.64 FEET OF LOT 15 (EXCEPT THE NORTH 8.0 FEET THEREOF) AND THE NORTH 16.0 FEET OF LOT 16, TAKEN AS A TRACT, IN BLOCK 4 IN GRAND HEIGHTS SUBDIVISION OF PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.