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Warranty Deed Statutory (ILLINOIS)

Doc#. 2013239157 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 05/11/2020 12:24 PM Pg: 1 of 4

Dec ID 20200301641847

ST/CO Stamp 1-609-101-536 ST Tax \$350.00 CO Tax \$175.00

City Stamp 2-032-281-824 City Tax: \$3,675.00

JOGN DE HOODEM

Above Space for Recorder's Use Only

THE GRANTORS, JAMES DIESTEL, a married man and ROBERT MARINO, widowed and not since remarried, for and in consideration of (\$10.00) Ten and No/100 DOLLARS, in hand paid, CONVEY and WARKANT to DANIEL BRONSWEIG, a single individual, of 600 N. Dearborn, Unit 1003, Chicago, Illipois 60654, the following described Real Estate situated in the County of COOK in the State of Illipois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

SUBJECT ONLY TO: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominion association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of closing.

**THIS PROPERTY IS NOT HOMESTEAD PROPERTY FOR JAMES DIESTEL

Permanent Index Number (PIN):

17-04-324-104-1053 and 17-04-324-104-1128

Address of Real Estate:

873 N. LARRABEE, UNIT 605, PK-56, CHICAGO, IL 60610

Dated this 27th day of March, 2020

UNOFFICIAL COPY

(GFAI)
JAMES DIESTEL (SEAL)
Tolut (SEAL)
ROBERT MARINO
STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)
occivit of pointal)
I, the undersign 1 a Notary Public in and for the said County, in the State aforesaid, DO
HEREBY CERTIFY THAT, JAMES DIESTEL and ROBERT MARINO, personally known
to me to be the same pe sons 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 vorantary act, for the uses and purposes therein set forth, including
the release and waiver of the right of homestead.
Circum and an area hand and afficial and six 27th days & Mark & Jan 2020
Given under my hand and official seal, niv 27th day of Many 2020.
Commission expires 4/22 2022 Delia Delia Delia Delia
NOTARY PUBLIC
969-101-609-1 24814910600202 6901-401-426-40-21 OFFICIAL SEAL
00'9ZS :SIONITII DELIA DIVENERE FICZKO 00'0SE :SIONITII DELIA DIVENERE FICZKO Nota y Pi blic - State of Illinois Nota y Pi blic - State of Illinois
My Commission Expires 4/22/2011
0. OZOZ-10A-01 XAT SEAL ESTARE TAXASFER TAX
REAL ESTATE TRANSFER TAX 10-Apr-2020
CTA: 1,050.00 TOTAL: 3,675.00 *
17-04-324-104-1053 20200301641847 2-032-281-824
CHICAGO: 2,625.00 CTA: 1,050.00 TOTAL: 3,675.00 * 17-04-324-104-1053 20200301641847 2-032-281-824 * Total does not include any applicable penalty or interest due.
C
This instrument was prepared by: Diverge Levy LLC 105 East Ladic Deal Board France
This instrument was prepared by: <u>DiVenere Law, LLC., 105 East Irving Park Road, Itasca, Illinois 60143</u>
11111015 001°15
MAIL TO: SEND SUBSEQUENT TAX BILLS TO:

Chicago, IL 60610

873 N. barrabee #605 873 N. barrabee #605 Chicago, IL GO610.

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LEGAL DESCRIPTION

Order No.: 20GND118002RM

For APN/Parcel ID(s): 17-04-324-104-1053 and 17-04-324-104-1128

PARCEL A:

UNIT 605 AND PK-56 IN THE LARRABEE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOVING DESCRIBED REAL ESTATE: THE FOLLOWING FOUR PARCELS ALL TAKEN AS A TRACT:

PARCEL 1:

THE NORTH 25 FEET OF LCT 6 (EXCEPT THAT PART THEREOF TAKEN AND USED FOR ALLEY) IN THE SUBDIVISION BY PETER HUGEL AND OTHERS OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2:

LOTS 5, 6 AND 7 IN OHMS SUBDIVISION OF LOTS 1 AND 12 IN MACKUBIN'S SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID LOTS TAKEN OR USED FOR ALLEY) IN COOK COUNTY, ILLINOIS.

PARCEL 3:

SUBLOTS 8 AND 9 (EXCEPT RESPECTIVE PARTS IN ALLEY) iii) THE SUBDIVISION OF LOTS 1 AND 12 IN MACKUBIN'S SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST 35 THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 2 (EXCEPT THE NORTH 25 FEET AND EXCEPT ALLEY) MACKUBIN'S SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. EXCEPTING THEREFROM THAT PART LYING ABOVE AN ELEVATION OF 13.51 FEET AND BELOW AN ELEVATION OF 27.51 FEET, CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH. ALONG THE WEST LINE OF SAID TRACT, 28.05 FEET TO THE INTERIOR FACE AND ITS EXTENSION OF A WALL; THENCE EAST, ALONG SAID INTERIOR FACE AND ITS EXTENSION, 1.42 FEET TO THE INTERIOR FACE OF A WALL AND THE POINT OF BEGINNING; THENCE FOLLOWING THE INTERIOR FACES OF THE WALLS THE FOLLOWING COURSES AND DISTANCES, EAST, 41.00 FEET, SOUTH 0.70 FEET, EAST 0.50 FEET, SOUTH 14.53 FEET, WEST, 8.30 FEET, SOUTH, 18.67 FEET, EAST, 8.30 FEET, SOUTH, 24.03 FEET, WEST, 7.35 FEET, SOUTH, 26.63 FEET, SOUTHEASTERLY, 3.65 FEET, SOUTHWESTERLY, 6.00 FEET, SOUTHEASTERLY, 4.10 FEET, SOUTH, 14.81 FEET, WEST, 2.23 FEET, SOUTH, 20.47 FEET, EAST, 7.78 FEET, SOUTH, 11.95 FEET, SOUTH, 11.95 FEET, EAST, 0.10 FEET, SOUTH, 19.82 FEET, WEST, 0.27 FEET, SOUTH, 11.85 FEET, WEST, 40.75 FEET, NORTH, 12.19 FEET, EAST, 2.50 FEET, NORTH, 10.80 FEET, WEST, 2.50 FEET, NORTH, 27.54 FEET, EAST, 2.50 FEET,

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LEGAL DESCRIPTION

(continued)

NORTH, 46.50 FEET, WEST, 2.50 FEET, NORTH, 29.17 FEET, EAST, 2.50 FEET, NORTH, 18.45 FEET, WEST, 2.50 FEET, NORTH, 23.23 FEET, EAST, 6.00 FEET, NORTH, 27.41 FEET, WEST, 6.00 FEET, NORTH, 6.22 FEET TO THE POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0611134077, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL B:

A NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION RECORDED AS DOCUMENT NUMBER 0611134076.