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Doc#: 2029506582 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/21/2020 06:30 PM Pg: 1 of 6

Dec ID 20200901693501
ST/CO Stamp 1-119-082-976 ST Tax \$915.00 CO Tax \$457.50
City Stamp 0-371-538-400 City Tax: \$9,607.50

WARRANTY DEED ILLINOIS STATUTORY

U-19-7393

(The Above Space for Recorder's Use Only)

THE GRANTOR Pamela Parker, surviving tenant, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Chris Roeh and Christa Roeh, married couple, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Chris Roeh
Christa Roeh LAST KNOWN BY THE GRANTOR

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"


Permanent Index Number(s): 17-21-211-036-0000


Property Address: 1436 S Federal St. Chicago, IL 60605

SUBJECT TO: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; covenants, conditions 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.

Dated this 17 day of April 2020

Pamela Parker
Pamela Parker

REAL ESTATE TRANSFER TAX		13-Sep-2020
	CHICAGO:	8,602.50
	CTA:	2,745.00
	TOTAL:	9,607.50
17-21-211-036-0000 20200901693501 0-371-538-400		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		13-Sep-2020
	COUNTY:	457.50
	ILLINOIS:	915.00
	TOTAL:	1,372.50
17-21-211-036-0000 20200901693501 1-119-082-976		

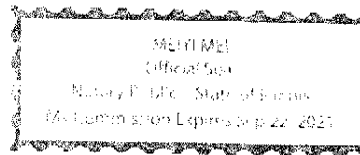
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STATE OF ILLINOIS)
) SS,
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Pamela Parker 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 in the 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 notarial seal, this 17th day of May, 2020.

 Notary Public



THIS INSTRUMENT PREPARED BY
 A. Imran Khan, Attorney-at-Law
 17W220 West 22nd Street, Suite 250
 Oakbrook Terrace, IL 60181

MAIL TO:

Law Office of Peter Marx
 Law Office of Peter Marx
 7104 W Addison
 Chicago, IL 60634

SEND SUBSEQUENT TAX BILLS TO:

Chris Roeh
 1436 S Federal St
 Chicago, IL 60605

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Exhibit "A" Property Description

Situated in the County of Cook, State of Illinois, to wit:

Parcel 1:

That part of Block 7 in Dearborn Park Unit 2 being a Resubdivision of Sundry Lots and vacated streets and alleys in part of the Northeast 1/4 of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows:

Commencing at a point on the West line of said Block, 71.66 feet of the Southwest corner thereof;

Thence South 90 degrees, 00 minutes, 00 seconds East perpendicular thereto for a distance of 189.83 feet to the East line of said block;

Thence North 00 degrees, 08 minutes, 18 seconds East along said East line 14.50 feet;

Thence North 90 degrees, 00 minutes, 00 seconds West 57.20 feet;

Thence North 45 degrees, 00 minutes, 00 seconds West 7.07 feet;

Thence North 00 degrees, 00 minutes, 00 seconds East 124.97 feet;

Thence North 34 degrees, 37 minutes, 01 seconds West 28.16 feet;

Thence North 00 degrees, 00 minutes, 00 seconds East 39.31 feet;

Thence North 45 degrees, 00 minutes, 00 seconds East 20.68 feet;

Thence North 90 degrees, 00 minutes, 00 seconds East 64.08 feet to the East line of Block 7 aforesaid;

Thence North 00 degrees, 08 minutes, 18 seconds East 27.76 feet to the point of beginning;

Thence North 90 degrees, 00 minutes, 00 seconds West 63.51 feet;

Thence North 45 degrees, 00 minutes, 00 seconds West 21.57 feet;

Thence North 00 degrees, 00 minutes, 00 seconds East 37.22 feet;

Thence North 33 degrees, 10 minutes, 17 seconds East 25.59 feet;

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Thence North 00 degrees, 00 minutes, 00 seconds East 37.12 feet;

Thence North 45 degrees, 00 minutes, 00 seconds East 14.14 feet;

Thence North 90 degrees, 00 minutes, 00 seconds East 55.06 feet to the East line of Block 7 aforesaid;

Thence South 00 degrees, 08 minutes, 18 seconds West along said East line 14.00 feet to a line drawn perpendicular to the West line thereof through a point therein 456.25 feet North of the Southwest corner thereof;

to the point of beginning (except from the above described property taken as a tract that part thereof lying North of a line described as follows:

Beginning at a point on the East line of said tract 51.69 feet North of the Southeast corner thereof;

Thence North 89 degrees, 51 minutes, 42 seconds west 78.89 feet to the West line of said tract and except therefrom that part thereof lying West of a line described as follows:

Commencing at a point on the East line of said tract 51.69 feet North of the Southeast corner thereof;

Thence North 89 degrees, 51 minutes, 42 seconds West 36.30 feet to the point of beginning;

Thence South 00 degrees, 08 minutes, 18 seconds West 51.78 feet to the South line of said tract) in Cook County, Illinois.

Parcel 2:

Easement for ingress and egress and public utilities including sewer, water, gas and drainage:

That part of Block 7 in Dearborn Park Unit 2 being a Resubdivision of sundry lots and vacated streets and alleys in part of the Northeast 1/4 of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows:

Beginning at a point on the West line of said block, 71.66 feet North of the Southwest corner thereof;

Thence South 90 degrees, 00 minutes, 00 seconds East perpendicular thereto for a distance of 189.83 feet to the East line of Said Block;

Thence North 00 degrees, 08 minutes, 18 seconds East along said East line 14.50 feet;

Thence North 90 degrees, 00 minutes, 00 seconds west 57.20 feet;

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Thence North 45 degrees, 00 minutes, 00 seconds West 7.07 feet;

Thence North 00 degrees, 00 minutes, 00 seconds East 124.97 feet;

Thence North 34 degrees, 37 minutes, 01 seconds West 28.16 feet;

Thence North 00 degrees, 00 minutes, 00 seconds East 39.31 feet;

Thence North 45 degrees, 00 minutes, 00 seconds East 20.68 feet;

Thence North 90 degrees, 00 minutes, 00 seconds East 64.08 feet to the East line of Block 7 aforesaid;

Thence North 00 degrees, 08 minutes, 18 seconds East 27.76 feet;

Thence North 90 degrees, 00 minutes, 00 seconds West 63.51 feet;

Thence North 45 degrees, 00 minutes, 00 seconds West 21.57 feet;

Thence North 00 degrees, 00 minutes, 00 seconds East 37.22 feet;

Thence North 33 degrees, 10 minutes, 17 seconds East 25.59 feet;

Thence North 00 degrees, 00 minutes, 00 seconds East 37.12 feet;

Thence North 45 degrees, 00 minutes, 00 seconds East 14.14 feet;

Thence North 90 degrees, 00 minutes, 00 seconds East 55.06 feet to the East line of Block 7 aforesaid;

Thence North 00 degrees, 08 minutes, 18 seconds East along said East line 14.0 feet to a line drawn perpendicular to the West line thereof through a point therein 456.25 feet North of the Southwest corner thereof;

Thence North 90 degrees, 00 minutes, 00 seconds West along said perpendicular line 190.76 feet to said point on the West line thereof 456.25 feet North of the Southwest corner;

Thence South 00 degrees, 00 minutes, 00 seconds West along said West line 14.0 feet;

Thence North 90 degrees, 00 minutes, 00 seconds East 55.67 feet;

Thence South 45 degrees, 00 minutes, 00 seconds East 14.14 feet;

Thence South 00 degrees, 00 minutes, 00 seconds West 43.24 feet;

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Thence South 54 degrees, 02 minutes, 19 seconds East 24.71 feet;

Thence South 00 degrees, 00 minutes, 00 seconds West 32.0 feet;

Thence South 45 degrees, 00 minutes, 00 seconds West 32.88 feet;

Thence North 90 degrees, 00 minutes, 00 seconds West 62.42 feet to a point in the West line of Block 7 aforesaid 319.24 feet North of the Southwest corner thereof;

Thence South 00 degrees, 00 minutes, 00 seconds West along said West line 24.0 feet;

Thence North 90 degrees, 00 minutes, 00 seconds East 62.43 feet;

Thence South 45 degrees, 00 minutes, 00 seconds East 32.87 feet;

Thence South 00 degrees, 00 minutes, 00 seconds West 32.56 feet;

Thence south 45 degrees, 13 minutes, 03 seconds West 30.99 feet;

Thence South 00 degrees, 00 minutes, 00 seconds West 126.44 feet;

Thence South 45 degrees, 00 minutes, 00 seconds West 7.07 feet;

Thence North 90 degrees, 00 minutes, 00 seconds West 58.67 feet to a point in the West line of Block 7 aforesaid 86.16 feet North of the Southwest corner thereof;

Thence South 00 degrees, 00 minutes, 00 seconds West along said West line 14.50 feet to the point of beginning, in Cook County, Illinois.