

UNOFFICIAL COPY

PREPARED BY: 748239 1/2
The Law Offices of Paul A. Youkhana
541 N. Fairbanks Ct., #2200
Chicago, Illinois 60611
MAIL TAX BILL TO:

Alexander Bloom
634 W. Oak St
CHICAGO IL 60610

Doc#. 2031219045 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/09/2020 10:35 AM Pg: 1 of 3

Dec ID 20200701642793
ST/CO Stamp 1-598-808-544 ST Tax \$620.00 CO Tax \$310.00
City Stamp 0-160-817-632 City Tax: \$6,510.00

MAIL RECORDED DEED TO:

Alexander Bloom
634 W. Oak St
CHICAGO IL 60610

(Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607)

GENERAL WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), SAMER AL-KHUDARI and LENA DERANI, Husband and Wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANTS to ALEXANDER R. BLOOM, a Single Man, and KRISTA M. VAN EPPS, a Single Woman, of 510 W Erie St, Apt 606 Chicago IL 60654 all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:

SEE ATTACHED EXHIBIT 'A'

PERMANENT INDEX NUMBER(S): 17-04-316-018-0000

PROPERTY ADDRESS: 634 W. Oak St., Chicago, Illinois 60610

SUBJECT TO the general taxes for the year of 2019 and thereafter, condominium declaration & bylaws, all covenants, restrictions, and conditions of record, applicable zoning laws, ordinance, and other governmental regulations; and, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantees forever.

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

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EXHIBIT A

PARCEL 1: THAT PART OF LOT 1 IN OWNER'S RESUBDIVISION OF BLOCK 92 IN ELTSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 59 DEGREES, 52 MINUTES, 15 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, BEING THE NORTHWESTERLY LINE OF WEST OAK STREET, 142.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY, ALONG THE PROLONGATION OF THE LAST DESCRIBED LINE, 15.96 FEET THENCE NORTH 30 DEGREES, 04 MINUTES, 30 SECONDS WEST, 49.54 FEET; THENCE SOUTH 59 DEGREES, 57 MINUTES, 25 SECONDS WEST 15.96 FEET; THENCE SOUTH 30 DEGREES, 04 MINUTES, 30 SECONDS EAST, 49.56 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS: LOT 9 IN RIVER VILLAGE SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2005 AS DOCUMENT NO. 0511644019, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR USE, ENJOYMENT, INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL .1 AFORESAID, AS CREATED BY THE DECLARATION OF EASEMENT, RESTRICTIONS AND COVENANTS FOR RIVER VILLAGE TOWNHOMES HOMEOWNERS ASSOCIATION DATED AUGUST 15, 2003, AND RECORDED AUGUST 19, 2003 AS DOCUMENT NO. 0323139068.