

UNOFFICIAL COPY

Doc#: 2033362178 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/30/2020 03:29 PM Pg: 1 of 4

Dec ID 20200801655940
ST/CO Stamp 1-654-619-872 ST Tax \$175.50 CO Tax \$87.75
City Stamp 0-580-878-048 City Tax: \$1,842.75

WARRANTY DEED ILLINOIS STATUTORY

ST20-61203
2 of 3

THE GRANTOR, Joseph Kinsella, an unmarried person, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, CONVEYS and WARRANTS to GRANTEE Christine Mandich, *A SINGLE WOMAN*

in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Number: 14-07-418-018-1043
14-07-418-018-1158

Property Address: 4921 N. Wolcott Avenue #G, Chicago, IL 60640

P-40

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, and general taxes for 2020 and subsequent years. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Dated this 27th day of JULY, 2020.

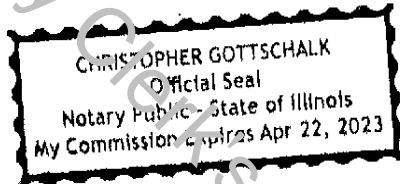
Joseph Kinsella
Joseph Kinsella

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joseph Kinsella, 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 signed, sealed and delivered this 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 notarial seal, this 27th day of JULY, 2020.

Christopher Gottschalk
Notary Public



MAIL RECORDED DEED TO:

Christine Mandich
4921 N. Wolcott unit G
Chicago, IL
60640

SEND SUBSEQUENT TAX BILLS TO:

Christine Mandich
4921 N. Wolcott Avenue #G
Chicago, IL 60640

THIS INSTRUMENT PREPARED BY: Fogarty & Fugate LLC, 1680 N. Ada Street, Chicago, IL 60642

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Legal/Exhibit "A"

Parcel 1:

Unit 4921-GA in the Wolcott Village of Ravenswood Condominium, as delineated on a Survey of the following described real estate:

That part of Lots 1 to 6, all taken as a tract, in Emil G. Skoglund's Lincoln Argyle Subdivision of the North 1/2 of Block 1 in North Ravenswood Subdivision of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian (except the Chicago and Northwestern Railroad Right of Way) described as follows: Beginning at a point on the West Line of said tract; said point being 0 degrees East, a distance of 305.00 feet North of the Southwest Corner of said Lot 6; thence North 90 degrees East, a distance of 110.00 feet; thence North 0 degrees East, a distance of 260.00 feet; thence North 90 degrees West, a distance of 110.00 feet to the West Line of said tract; thence South 0 degrees East, a distance of 260.00 feet, to the place of beginning, in Cook County, Illinois; and

Proposed Addition: That part of Lots 1 to 6, and all of the alley vacated as Document No., 08049033, all taken as a tract, in Emil G. Skoglund's Lincoln Argyle Subdivision of the North 1/2 of Block 1 in North Ravenswood Subdivision of the Southwest 1/2 of the Southeast 1/4 of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian (except the Chicago and Northwestern Railroad Right of Way) described as follows: Beginning at a point on the West Line of said tract; said point being North 0 degrees East, a distance of 305.00 feet North of the Southwest Corner of said Lot 6; thence North 90 degrees East, a distance of 110.00 feet; thence South 0 degrees East, a distance of 240.00 feet; thence North 90 degrees West, a distance of 110.00 feet, to the West Line of said tract; thence North 0 degrees East, a distance of 240.00 feet, to the place of beginning, in Cook County, Illinois.

That part of Lots 1 to 6, and all of the alley vacated as Document No. 08049033, all taken as a tract, in Emil G. Skoglund's Lincoln Argyle Subdivision of the North 1/2 of Block 1 in North Ravenswood Subdivision of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian, (except the Chicago and Northwestern Railroad Right of Way), described as follows; Beginning at the Northeast Corner of the vacated alley; thence South 0 degrees 0 minutes and 0 seconds West along the East Line of said vacated alley 626.43 feet to the Southeast Corner of said vacated alley; thence North 89 degrees 45 minutes 29 seconds East, along the South Line of said vacated alley and along the South Line of Lot 6; 54.00 feet; thence North 0 degrees 0 minutes and 5 seconds East, 37.00 feet, thence South 89 degrees 59 minutes 55 seconds East, 21.00 feet; thence North 0 degrees 0 minutes 5 seconds East, 52.42 feet; thence North 89 degrees 59 minutes 55 seconds West 21.00 feet; thence North 0 degrees 0 minutes 5 seconds East, 37.00 feet to the North Line of said Lot 1, thence North 89 degrees 45 minutes 35 seconds, along the North Line of said Lot 1 and vacated alley 54.00 feet, more or less, to the point of beginning, all in Cook County, Illinois;

Which Survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document No. 99009181, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

Unit P-40 in the Wolcott Village of Ravenswood Condominium, as delineated on a Survey of the following described real estate:

That part of Lots 1 to 6, all taken as a tract, in Emil G. Skoglund's Lincoln Argyle Subdivision of the North 1/2 of Block 1 in North Ravenswood Subdivision of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian (except the Chicago and Northwestern Railroad Right of Way) described as follows: Beginning at a point on the West Line of said tract; said point being 0 degrees East, a distance of 305.00 feet North of the Southwest Corner of said Lot 6; thence North 90 degrees East, a distance of 110.00 feet; thence North 0 degrees East, a distance of 260.00 feet; thence North 90 degrees West, a distance of 110.00 feet to the West Line of said tract; thence South 0 degrees East, a distance of 260.00 feet, to the place of beginning, in Cook County, Illinois;

Which Survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document No. 99009181,

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Continued

as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel ID(s): 14-07-418-018-1043, 14-07-418-018-1138

Property of Cook County Clerk's Office