

UNOFFICIAL COPY

WARRANTY DEED

AFTER RECORDING MAIL TO:

~~SAME AS BEFORE~~

Return to:
Lakeland Title Services
1300 Froquois Ave., Ste 100
Naperville, IL 60563

MAIL REAL ESTATE TAX BILL TO:

Alec Kempster and Charlotte Kempster
1434 S. Federal Street, Chicago
Chicago, IL 60605


THE GRANTOR: Sreekanth Uppuluri and Ellen Uppuluri, Husband and Wife of 1434 S. Federal Street, Chicago, IL 60605, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Alec Kempster and Charlotte Kempster, Husband and Wife of 1434 S Federal St Chicago, IL 60605, to have and to hold, the following described Real Estate, situated in the County of COOK, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: **1434 S. Federal Street, Chicago, IL 60605**
PIN: **17-21-211-038-0000**

To Have and to Hold as Tenants by the Entirety, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

| REAL ESTATE TRANSFER TAX | | 28-Dec-2020 |
|---|----------|-------------|
|  | CHICAGO: | 5,400.00 |
| | CTA: | 2,160.00 |
| | TOTAL: | 7,560.00 * |



17-21-211-038-0000 | 20201201688403 | 1-985-142-752

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

Doc#: 2102642228 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/26/2021 03:00 PM Pg: 1 of 4

Dec ID 20201201688403
ST/CO Stamp 1-457-020-896 ST Tax \$720.00 CO Tax \$360.00
City Stamp 1-985-142-752 City Tax: \$7,560.00

(Reserved for Recorders Use Only)

| REAL ESTATE TRANSFER TAX | | 28-Dec-2020 |
|---|-----------|-------------|
|  | COUNTY: | 360.00 |
|  | ILLINOIS: | 720.00 |
| | TOTAL: | 1,080.00 |

17-21-211-038-0000 | 20201201688403 | 1-457-020-896

UNOFFICIAL COPY

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 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; 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, 00 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; 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 121.01 feet 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 71.64 feet North of the Southeast Corner Thereof; thence North 89 degrees, 51 minutes, 42 seconds West 66.31 feet to the West Line of said tract and except therefrom that part thereof lying South 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), 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; 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; thence South 54 degrees, 02 minutes, 19 seconds East 24.71 feet; thence South 00 degrees, 00 minutes, 00 seconds West 32.0

UNOFFICIAL COPY

Continued

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 85.16 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.

PIN: 17-21-211-038-0000

Property of Cook County Clerk's Office