

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2102820060 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/28/2021 09:53 AM Pg: 1 of 5

Dec ID 20201201601528
ST/CO Stamp 1-378-017-248 ST Tax \$475.00 CO Tax \$237.50
City Stamp 1-472-380-896 City Tax: \$4,987.50

Property of Cook County Clerk's Office

THE GRANTOR(S) Doris Vine and Vern Vine and Diane Rissan, as successor Co-Trustees of the Paul Wayne Roberts Trust dated July 28, 2014, of the City of Colton and Rialto, County of San Bernardino, State of California for and in consideration of TEN and 00/100 DOLLARS and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Thomas Grinvarzers, a single person, of _____

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

HAND KATHLEEN A. LEHNER AS JOINT TENANTS

See Exhibit "A" attached hereto and made a part hereof

SUBJECT 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; home owners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of closing.

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

Permanent Real Estate Index Number(s): 14-17-315-029-0000

Address(es) of Real Estate: 4048 North Clark Street, Unit B, Chicago, IL 60613

Dated this 1 day of Dec, 2020

Doris Vine

Doris Vine, as successor Co-Trustee of the Paul Wayne Roberts Trust dated July 28, 2014

Vern Vine

Vern Vine, as successor Co-Trustee of the Paul Wayne Roberts Trust dated July 28, 2014

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Diane Rissan 12-1-20

Diane Rissan, as successor Co-Trustee of the Paul Wayne Roberts Trust dated July 28, 2014

STATE OF IL, COUNTY OF Lake SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Doris Vine and Vern Vine and Diane Rissan, as successor Co-Trustees of the Paul Wayne Roberts Trust dated July 28, 2014, personally known to me to be the same person(s) whose name(s) is 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 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 official seal this 1st day of December, 2020.



Melissa A Rupnick
Notary Public

Prepared by:
Mages & Price LLC
1110 Lake Cook Road, Suite 385
Buffalo Grove, IL 60089

Mail to:
THOMAS SCHWARTZERS
4048 NORTH CLARK ST. UNIT B
CHICAGO, IL 60613

Name and Address of Taxpayer:
THOMAS SCHWARTZERS
4048 NORTH CLARK ST UNIT B
CHICAGO, IL 60613

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Exhibit "A" Legal Description

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WESTERLY OF THE WESTERLY LINE OF CLARK STREET, LYING EAST OF A LINE WHICH IS 100 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTHPORT AVENUE, LYING NORTH OF A LINE WHICH IS 353 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 17 AND LYING SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF BELLE PLAINE AVENUE, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ALLEY BY PLAT RECORDED NOVEMBER 22, 1971 AS DOCUMENT 21719002) ALL IN COOK COUNTY, ILLINOIS.

UNIT 4048B DESCRIPTION

PARCEL 1: THAT PART OF THE ABOVE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHERLY LINE OF 16 FOOT ALLEY AS DESCRIBED PER DOCUMENT NUMBER 21719002 AND THE WESTERLY LINE OF NORTH CLARK STREET, SAID POINT OF COMMENCEMENT ALSO BEING THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH 23 DEGREES, 16 MINUTES, 48 SECONDS EAST ALONG THE WESTERLY LINE OF NORTH CLARK STREET 106.80 FEET, THENCE 79 DEGREES, 58 MINUTES, 8 SECONDS WEST 46.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 10 DEGREES, 01 MINUTES, 52 SECONDS WEST 20.99 FEET; THENCE NORTH 33 DEGREES, 29 MINUTES 47 SECONDS WEST 11.53 FEET; THENCE NORTH 56 DEGREES, 43 MINUTES, 36 SECONDS EAST 17.61 FEET; THENCE SOUTH 33 DEGREES, 27 MINUTES, 24 SECONDS, EAST 7.43 FEET; THENCE SOUTH 56 DEGREES, 42 MINUTES, 56 SECONDS, WEST 0.37 FEET THENCE SOUTH 33 DEGREES, 29 MINUTES, 47 SECONDS EAST 11.64 FEET, THENCE SOUTH 10 DEGREES, 01 MINUTES, 52 SECONDS, EAST 20.89 FEET, THENCE SOUTH 79 DEGREES, 58 MINUTES, 08 SECONDS WESTERLY 18.85 FEET TO THE POINT OF BEGINNING.

WITH AN EASEMENT OVER THE NORTHERLY 3.00 FEET OF THE SOUTHERLY 7.80 FEET ABOVE ELEVATIONS 57.5 (CHICAGO CITY DATUM).

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS FOR GRACELAND COURT TOWNHOMES, RECORDED AS DOCUMENT 08128213.

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REAL ESTATE TRANSFER TAX

29-Dec-2020



CHICAGO:

3,562.50

CTA:

1,425.00

TOTAL:

4,987.50 *

14-17-315-029-0000 | 20201201601528 | 1-472-380-896

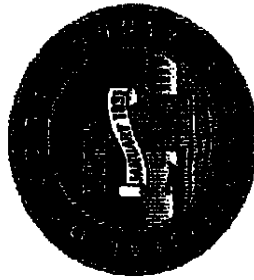
* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

29-Dec-2020



COUNTY:
ILLINOIS:
TOTAL:

237.50
475.00
712.50

14-17-315-029-0000

20201201601528

1-378-017-248

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