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FIDELITY NATIONAL TITLE

DC 20043297

WARRANTY DEED

Statutory (Illinois)

Mail to:

Pionte Durham
4355 S Lake Park Ave Apt 15
Chicago IL 60653

Name address of taxpayer: & GRANTEE'S ADDRESS

Ademola A Arigbabuwo
4645 S Lake Park Ave Unit B
Chicago IL 60653

Doc#: 2103635048 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/05/2021 10:29 AM Pg: 1 of 2

Dec ID 20201201674524

ST/CO Stamp 1-884-248-032 ST Tax \$466.00 CO Tax \$233.00

City Stamp 0-368-400-352 City Tax: \$4,893.00

THE GRANTOR(S), Raun E. Sandoval and Rosalie A. Kapanga, husband and wife, as tenants by the entirety, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Ademola Arigbabuwo, of 4645 S. Lake Park Avenue, Unit B, Chicago, IL 60653 all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

THAT PART OF LOTS 3 AND 4 AND THE NORTHERLY 20 FEET OF LOT 5 IN SHERMAN'S RESUBDIVISION OF LOTS 5 AND 6 IN LYMAN'S SUBDIVISION OF THAT PART WEST OF THE ILLINOIS CENTRAL RAILROAD OF THE SOUTHEAST FRACTIONAL 1/4 SECTION 2 TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE WESTERNMOST CORNER OF SAID LOT 3; THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS EAST, ON THE NORTHWESTERLY LINE OF SAID LOT 3, A DISTANCE 118.94 FEET, THENCE SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, 62.37 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF AN EXISTING COMMON WALL AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, 18.94 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF EXISTING COMMON WALL; THENCE SOUTH 62 DEGREES 44 MINUTES 06 SECONDS WEST, ON SAID EASTERLY EXTENSION AND ON SAID CENTER LINE AND ON THE WESTERLY EXTENSION THEREOF, 45.00 FEET, THENCE NORTH 27 DEGREES 15 MINUTES 57 SECONDS WEST, 18.92 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF EXISTING COMMON WALL; THENCE NORTH 62 DEGREES 42 MINUTES 21 SECONDS EAST, ON SAID WESTERLY EXTENSION AND ON SAID CENTER LINE AND ON THE EASTERLY EXTENSION THEREOF, 45.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS. TO BE KNOWN AS: THAT PART OF LOT 2 IN LEXINGTON SHORE RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3 AND 4 AND THE NORTHERLY 20 FEET OF LOT 5 IN SHERMAN'S SUBDIVISION, ANTE FIRE, BEING A RESUBDIVISION OF LOTS 5 AND 6 IN LYMAN'S SUBDIVISION, ANTE FIRE, OF THAT PART WEST OF THE ILLINOIS CENTRAL RAILROAD OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS EAST, ON THE NORTH LINE OF SAID LOT, 45.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, ON THE EAST LINE OF SAID LOT, 62.37 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF AN EXISTING COMMON WALL AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, ON SAID EAST LINE, 18.94 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF EXISTING COMMON WALL; THENCE SOUTH 62 DEGREES 44 MINUTES 06 SECONDS WEST, ON SAID EASTERLY EXTENSION AND ON SAID CENTER LINE AND ON THE WESTERLY EXTENSION THEREOF, 45.00 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTH 27 DEGREES 15 MINUTES 57 SECONDS WEST, ON SAID WEST LINE, 18.92 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF EXISTING COMMON WALL; THENCE NORTH 62 DEGREES 42 MINUTES 21 SECONDS EAST, ON SAID WESTERLY EXTENSION AND ON SAID CENTER LINE AND ON THE EASTERLY EXTENSION THEREOF, 45.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.


Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of ways for roads and highways.

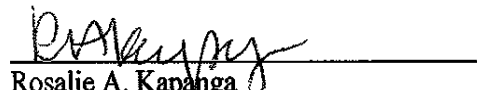
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Permanent index number: 20-02-405-085-0000

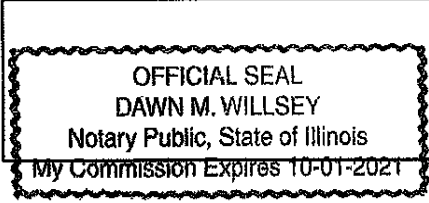
Property address: 4645 S. Lake Park Avenue, Unit B, Chicago, IL 60653

DATED this 25 day of November, 2020.


Raum B. Sandoval


Rosalie A. Kapanga

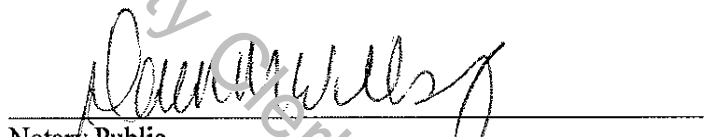
State of IL, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Raum B. Sandoval and Rosalie A. Kapanga personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.




Given under my hand and official seal this 25 day of November, 2020.

Commission expires

10/01/2021




Notary Public

REAL ESTATE TRANSFER TAX		07-Dec-2020
	CHICAGO:	3,495.00
	CTA:	1,398.00
	TOTAL:	4,893.00 *

20-02-405-085-0000 | 20201201674524 | 0-368-400-352
* Total does not include any applicable penalty or interest due.

NAME AND ADDRESS OF PREPARER:

Kevin Camden
Camden Law Office
8072 Tennessee
Willowbrook, IL 60527

REAL ESTATE TRANSFER TAX		07-Dec-2020
	COUNTY:	233.00
	ILLINOIS:	466.00
	TOTAL:	699.00

20-02-405-085-0000 | 20201201674524 | 1-884-248-032