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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2108306111 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/24/2021 12:10 PM Pg: 1 of 5

Dec ID 20210301657013
ST/CO Stamp 0-204-374-544 ST Tax \$373.00 CO Tax \$186.50
City Stamp 0-687-677-968 City Tax: \$3,916.50

AFTER RECORDING

SATURN TRIBE, LLC
1030 W. PLATTAIN ST.
SUITE 100
PARK RIDGE, IL 60068

207735
142

THE GRANTOR, **Daniel John White-Harris**, a single individual, of 1142 Wolf Run Drive, Lansing, MI 48917, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Christine Albano**, a single woman, of 1210 S. Indiana Avenue, Unit 1717, Chicago, IL 60605, **as sole owner**, all interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PLEASE SEE ATTACHED HERETO

SUBJECT TO: covenants, conditions and restrictions of record building lines and easements, private, public and utility easements and roads and highways, and general future real estate taxes not due and payable at time of closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the above granted premises unto the grantee, her heirs, and assigns forever.

Permanent Real Estate Index Number: 14-31-319-055-0000

Address of Real Estate: 1724 N. Winnebago Avenue, Unit B, Chicago, IL 60647

Dated this 1 day of March, 2021



Daniel John White-Harris

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STATE OF MI, COUNTY OF EATON ss.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, CERTIFY THAT **Daniel John White-Harris**, 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 he signed, sealed and delivered the same instrument as his 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 1 day of MARCH, 2021

Susan Lynn Droscha (Notary Public)

Prepared by: Debicki Law Group, LTD.
832 E. Rand Road, Suite 15
Mount Prospect, IL 60056

Susan Lynn Droscha
Notary Public - Michigan
Ingham County
Acting in the County of Eaton, MI
My commission expires September 20, 2027

After Recording Mail to: Joshua Rosenzweig
1804 N. Napier Blvd.
#350
Naperville, IL 60563

Name and Address of Taxpayer: Christine Albano
1724 N. Winnebago Ave.
Unit B
Chicago, IL 60647

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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4

American Land Title Association

File Number : 2027735
Commitment for Title Insurance
Adopted 6-17-06 Revised 08-01-2016**EXHIBIT A**

Legal:

PARCEL 1:

(UNIT B) THAT PART OF LOTS 27, 28, 29 AND 30 (EXCEPT THE SOUTHEASTERLY 15 FEET OF SAID LOT 30) TAKEN AS A SINGLE TRACT OF LAND IN ISHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4 AND 5 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 29.47 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE SOUTH 48°-00'-00" EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 75.16 FEET TO THE PLACE OF BEGINNING (SAID NORTHEASTERLY LINE ALSO BEING THE SOUTHWESTERLY LINE OF N. WINNEBAGO AVENUE); THENCE CONTINUING SOUTH 48°-00'-00" EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 10.82 FEET; THENCE SOUTH 42°-00'-00" WEST, 22.25 FEET; THENCE SOUTH 48°-00'-00" EAST, 3.0 FEET; THENCE SOUTH 42°-00'-00" WEST, 25.42 FEET; THENCE NORTH 48°-00'-00" WEST, 16.82 FEET; THENCE SOUTH 42°-00'-00" EAST, 25.42 FEET; THENCE SOUTH 48°-00'-00" EAST, 3.0 FEET; THENCE NORTH 42°-00'-00" EAST, 22.25 FEET TO THE PLACE OF BEGINNING, ALSO THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 29.47 FEET AND BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 40.79 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE SOUTH 48°-00'-00" EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 80.57 FEET; THENCE SOUTH 42°-00'-00" WEST, 22.25 FEET TO THE PLACE OF BEGINNING, THENCE SOUTH 48°-00'-00", EAST, 8.41 FEET; THENCE SOUTH 42°-00'-00" WEST 25.42 FEET; THENCE NORTH 48°-00'-00" WEST, 16.82 FEET; THENCE SOUTH 42°-00'-00" EAST, 25.42 FEET; THENCE SOUTH 48°-00'-00" EAST, 8.41 FEET TO THE PLACE OF BEGINNING, ALSO THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 40.79 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE SOUTH 48°-00'-00" EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 80.57 FEET; THENCE SOUTH 42°-00'-00" WEST, 18.74 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 48°-00'-00" EAST, 6.04 FEET; THENCE SOUTH 42°-00'-00" WEST, 3.51 FEET; THENCE SOUTH 48°-00'-00" EAST, 2.37 FEET; THENCE SOUTH 42°-00'-00" WEST, 25.42 FEET; THENCE NORTH 48°-00'-00" WEST, 16.82 FEET; THENCE NORTH 42°-00'-00" EAST, 25.42 FEET; THENCE SOUTH 48°-00'-00" EAST, 8.41 FEET; THENCE NORTH 42°-00'-00" EAST, 3.51 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR COMPASS POINT HOMEOWNERS' ASSOCIATION RECORDED OCTOBER 17, 1997 AS DOCUMENT NUMBER 97774171.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance (issued by Fidelity National Title Insurance Company). This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; (and) Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Adopted 6-17-06 Revised 08-01-2016

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PIN #: 14-31-319-055-0000

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Township: West Chicago

Property of Cook County Clerk's Office

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