

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2108420337 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/25/2021 01:11 PM Pg: 1 of 3

Dec ID 20210301658460
ST/CO Stamp 1-055-089-168 ST Tax \$561.00 CO Tax \$280.50
City Stamp 0-356-065-808 City Tax: \$5,890.50

FIRST AMERICAN TITLE
FILE # AF1005512

Preparer File: AF1005512

THE GRANTOR(S) Aaron Grover and Taylor E. Grover, husband and wife of the City of Chicago, County of Cook, State of IL 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 Anton Popov and Zhe Chen, an unmarried couple, of City of Chicago, Joint Tenancy, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

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

SUBJECT TO: general real estate taxes not due and payable; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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): 14-28-305-057-0000

Address(es) of Real Estate: ^{pk} 623 W Drummond, Unit 10
Chicago, IL 60614

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Dated this 01 day of March, 20 21

X [Signature]

Aaron Grover

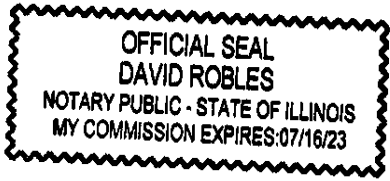
X [Signature]

Taylor E. Grover

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Aaron Grover and Taylor E. Grover, personally known to me to be the same person(s) whose name(s) are 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 1 day of March, 20 21



[Signature]

Notary Public

Prepared by:
Thakrar & Associates, PC
1001 Green Bay Road, Suite 234
Winnetka, IL 60093

Mail to:
Name and Address of Taxpayer: and grantee's Address
Anton Popov and Zhe Chen
623 W Drummond, Unit 10
Chicago, IL 60614

Property of Cook County Clerk's Office

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EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 4 IN THE SUBDIVISION OF LOT 8 OF COUNTY CLERKS DIVISION OF OUTLOT "D" IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON MAY 29, 1883 AS DOCUMENT NUMBER 472014 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 4; THENCE SOUTH 15 DEGREES 33 MINUTES 58 SECONDS EAST ON THE EASTERLY LINE OF SAID LOT 4, 127.52 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 84 DEGREES 19 MINUTES 48 SECONDS WEST, 77.28 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 4; THENCE SOUTH 5 DEGREES 00 MINUTES 00 SECONDS EAST ON THE WESTERLY LINE OF SAID LOT 4, 14.08 FEET; THENCE NORTH 84 DEGREES 13 MINUTES 09 SECONDS EAST, 79.88 FEET TO THE EASTERLY LINE OF SAID LOT 4; THENCE NORTH 15 DEGREES 33 MINUTES 58 SECONDS WEST ON THE EASTERLY LINE OF SAID LOT 4, 14.13 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL EASEMENT FOR PEDESTRIAN INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT DATED MAY 13, 1988 AND RECORDED MAY 26, 1988 AS DOCUMENT 88226289 OVER THE FOLLOWING DESCRIBED LAND: THE WESTERLY 3 FEET OF LOT 9 IN SUBDIVISION OF LOT 9 IN COUNTY CLERKS DIVISION OF OUTLOT D IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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