

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2108510098 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/26/2021 10:50 AM Pg: 1 of 6

Dec ID 20210201650705
ST/CO Stamp 0-338-477-584 ST Tax \$29.50 CO Tax \$14.75
City Stamp 1-876-455-952 City Tax: \$325.85

THE GRANTOR(S) **Karen Lison, not individually but as Trustee of the Karen Lison Revocable Trust** dated **August 30, 2001** of the City of Chicago, County of Cook, Illinois, for and in consideration of **Ten and NO/00 (\$10)** in hand paid, convey(s) and warrant(s) to **John Lin, A married man.** of the City of Chicago, County of Cook, Illinois, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See Attached Legal Description

SUBJECT TO:

Existing taxes, assessments, ~~liens, encumbrances,~~ covenants, conditions, restrictions, rights of way, and easements of record.

The Grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor; his heirs, executors, and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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): **17-04-200-096-1100**
Address of Real Estate: **1546 Orleans Street, P41, Chicago, IL 60610**

Dated this 25 day of February 2021.

Karen Lison
Karen Lison, not individually but as Trustee of the Karen Lison Revocable Trust dated August 30, 2001

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Karen Lison** personally known to me to be the persons 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 25 day of Feb 2021.

Michael McWhorter (Notary Public)



Property of Cook County Clerk's Office

Prepared By:
Doug Forst
Attorney at Law
Douglas R. Forst, Ltd.
P.O. Box 513,
Warrenville, IL 60555

Mail To:

~~John Lin~~ Michael Freeman
~~1546 Orleans Street, Unit 602, Chicago, IL 60610~~
P.O. Box 1183
Wheeling, IL 60090

Name and Address of Taxpayer/Address of Property:

John Lin
1546 Orleans Street, Unit 602, Chicago, IL 60610

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Exhibit "A" Legal Description

UNIT P41 IN PARC ORLEANS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1:

THE NORTH 58 FEET OF LOTS 2 AND 3, TAKEN AS A TRACT, (EXCEPT THE WEST 5.0 FEET OF LOT 3) AND ALSO (EXCEPT THE EAST 25.74 FEET OF THE NORTH 46.0 FEET OF LOT 2) IN THE SUBDIVISION OF THE EAST 100 FEET OF THE WEST 227.30 FEET OF LOT 119 AND SUB-LOTS 3 AND 4 OF THE WEST 1/2 OF LOTS 120, 125 AND ALL OF LOTS 123, 124, 127 TO 134 AND 137 OF BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 46 FEET OF LOT 4, AND THE WEST 5.0 FEET OF THE NORTH 46 FEET OF LOT 3, TAKEN AS A TRACT, IN THE SUBDIVISION OF THE EAST 100 FEET OF THE WEST 227.30 FEET OF LOTS 119 AND SUB-LOTS 3 AND 4 OF THE WEST 1/2 OF LOTS 120, 125 AND ALL OF LOTS 123, 124, 127 TO 134 AND 137 OF BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 5, 8, 9 AND THE WEST 29.64 FEET OF LOT 12 (EXCEPT ELEVATED RAILROAD RIGHT OF WAY DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTH LINE OF LOT 12, 41 FEET WEST OF THE WEST LINE OF NORTH MARKET STREET (NOW ORLEANS STREET) THENCE WEST 61.2 FEET; THENCE NORTH 22 FEET; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING) IN OGDEN'S SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125 AND ALL OF LOTS 123, 124, 127 TO 134 AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PORTION OF LOTS 2 AND 3 (EXCEPT THE WEST 5.00 FEET OF SAID LOT 3) LYING SOUTH OF THE NORTH 58.0 FEET THEREOF, AND THAT PORTION OF LOT 4 AND THE WEST 5.00 FEET OF LOT 3, LYING SOUTH OF THE NORTH 46.0 FEET THEREOF, ALL IN THE SUBDIVISION OF THE EAST 100 FEET OF THE WEST 227.30 FEET OF LOT 119 AND SUB-LOTS 3 AND 4 OF THE WEST 1/2 OF LOTS 120 AND 125 AND ALL OF LOTS 123, 124, 127 TO 134 AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE EAST 25.74 FEET OF THE NORTH 46.0 FEET OF LOT 2 IN THE SUBDIVISION OF THE EAST 100 FEET OF THE WEST 227.30 FEET OF LOT 119 AND SUBLOTS 3 AND 4 OF THE WEST 1/2 OF LOTS 120, 125 AND ALL OF LOTS 123, 124, 127 TO 134 AND 137 OF BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 17, 2003 RECORDED AS DOCUMENT NUMBER 0030085584, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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PLAT ACT AFFIDAVIT

State of Illinois

County of COOK } SS.

ISMAEL ISMAILI being duly sworn on oath, states that he resides at 1004 S. WASHINGTON ST. CHICAGO, IL That the attached deed is not in violation of 765 ILCS 205.11 for one of the following reasons:

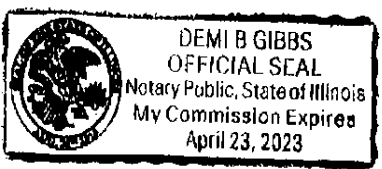
- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than .50 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Signature]

SUBSCRIBED and SWORN to before me
this 25 day of February, 2021



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REAL ESTATE TRANSFER TAX

10-Mar-2021



CHICAGO:

221.25

CTA:

88.50

TOTAL:

309.75 *

17-04-200-096-1100 | 20210201650705 | 1-876-455-9522

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

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REAL ESTATE TRANSFER TAX

10-Mar-2021



COUNTY:	14.75
ILLINOIS:	29.50
TOTAL:	44.25

17-04-200-096-1100

20210201650705

0-338-477-584

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