UNOFFICIAL COPY

Doc#. 2109021199 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/31/2021 11:39 AM Pg: 1 of 2

Dec ID 20210301664683

ST/CO Stamp 0-939-780-624 ST Tax \$307.00 CO Tax \$153.50

City Stamp 0-402-909-712 City Tax: \$3,223.50

(CT) 21GNW5302015/L 1/2

WARRANTY DEED

The Grantor, MICHAEL NUGENT, a single person, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEYS AND WARKANTS to BARBARA CISEK, a single person, of Chicago, IL, the following real estate situated in the County of Cook and State of Illinois, to wit:

PARCEL 1: THAT PART OF LOT 16 (EXCFPT THE NORTH 16.0 FEET THEREOF) AND ALL OF LOT 17, TAKEN AS A TRACT. IN BLOCK 4 IN GRAND HEIGHTS SUBDIVISION OF PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31. TOWNSPAF 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 27 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 55.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 27 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 19.84 FEET; THENCE SOUTH 00 DECREES 24 MINUTES 10 SECONDS WEST, A DISTANCE OF 41.74 FEET TO A POINT IN THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT, SAID SOUTH LINE BEING A CURVED LINE CONVEX SOUTH, HAVING A RADIUS OF 500.00, AN ARC DISTANCE OF 19.92 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 10 SECONDS EAST, A DISTANCE OF 43.43 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, ALSO THE SOUTH 8.63 FEET OF THE NORTH 25.89 FEET OF THE WEST 22.0 FEET OF LOT 16 (EXCEPT THE NORTH 16.0 FEET THEREOF) AND ALL OF LOT 17, TAKEN AS A TRACT IN BLOCK 4 IN GRAND HEIGHTS SUBDIVISION OF PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN THE PARTY WALL AGREEMENT, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND MUTUAL EASEMENT AGREEMENT FOR INGRESS AND EGRESS FOR 6400-6406 W. MCLEAN. CHICAGO, IL DATED MAY 3, 2005 AND RECORDED MAY 6, 2005 AS DOCUMENT NO. 0512603008.

UNOFFICIAL COPY

AGREEMENT FOR INGRESS AND EGRESS FOR 6400-6406 W. MCLEAN. CHICAGO, IL DATED MAY 3, 2005 AND RECORDED MAY 6, 2005 AS DOCUMENT NO. 0512603008.

Property Address: 6404 WEST MCLEAN AVENUE, CHICAGO, IL 60707-1844

Property Identification Number: 13-31-213-053-0000

Subject to: (i) Covenants, conditions, restrictions of record and building lines and easements, if any, provided they do not interfere with the current use of the Real Estate; and (ii) General real estate taxes not yet due and payable.

IN WITNESS WHEREOF, said Grantor has caused their names to be signed, this day of MARCH, 2(12)

MICHAEL NUGENT

RUBEN HERNANDEZ GARDUNO, for the purposes of waiving homestead rights

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that, MICHAEL NUGENT and RUBEN AFRNANDEZ GARDUNO, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free for the uses and purposes therein set forth.

Given under my hand and NOTARIAL SEAL this 2 of MARCH, 2021.

BARBARA CONDIT CANNING Official Seal Notary Public - State of Illinois My Commission Expires Feb 11, 2022

Notary Public

This Instrument Prepared By:

Barbara Condit Canning, Esq.

Canning & Canning LLC 1000 Skokie Blvd., Ste 355

Wilmette, IL 60091

Send Subsequent Tax Bills To: BARBARA CISEK

6404 WEST MCLEAN AVENUE, CHICAGO, IL 60707-1844

Return Recorded Deed:

Agnes Foodselski 7443 W. Irving PKRO SUHE I W