

# UNOFFICIAL COPY



216ND23W107NB12  
Chicago Title Insurance Company

## Warranty DEED ILLINOIS STATUTORY

Doc#: 2113120047 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/11/2021 07:37 AM Pg: 1 of 2

Dec ID 20210401612020  
ST/CO Stamp 1-114-460-432 ST Tax \$288.00 CO Tax \$144.00  
City Stamp 0-775-766-288 City Tax: \$3,024.00

Chicago Title

THE GRANTOR(S), Ben S. Ashford, an unmarried person, of 4055 N. Southport, Unit 2, Chicago, IL 60613, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations in hand paid, convey(s) and warrant(s) to Lisa Curtis, a single woman of Chicago, Illinois, to have and to hold, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

\*648 1/2 Roscoe St Apt 3N  
UNIT NUMBER 4055-2 AND P 13 IN THE GRACE LAND VILLAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF CLARK STREET AND SOUTHERLY OF BELLE PLAINE AVENUE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SOUTHPORT AVENUE 115.7 FEET NORTH OF THE NORTH LINE OF IRVING PARK BOULEVARD; THENCE RUNNING NORTH ALONG THE EAST LINE OF SOUTHPORT AVENUE 184.71 FEET TO THE SOUTHERLY LINE OF BELLE PLAINE AVENUE; THENCE EAST ON A LINE COINCIDENT WITH THE SOUTHERLY LINE OF BELLE PLAINE AVENUE SAID LINE FORMING AN ANGLE OF 89 DEGREES 48 MINUTES WITH EAST LINE OF SAID SOUTHPORT AVENUE, A DISTANCE OF 8.7 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF BELLE PLAINE AVENUE 56.1 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE SAID BELLE PLAINE AVENUE 100 FEET DISTANT FROM THE WEST LINE OF NORTH CLARK STREET; THENCE SOUTHERLY ALONG A LINE DRAWN PARALLEL TO AND 100 FEET DISTANT FROM THE WEST LINE OF SAID NORTH CLARK STREET 100.47 FEET; THENCE SOUTH ALONG A LINE DRAWN PARALLEL TO AND 100 FEET DISTANT FROM THE EAST LINE OF SOUTHPORT AVENUE 114.65 FEET THENCE WEST ALONG A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTHPORT AVENUE, A DISTANCE OF 100 FEET TO THE PLACE OF BEGINNING.

WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION RECORDED AS DOCUMENT 0020505741, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of records, special taxes or assessments for improvements not yet completed, any confirmed special tax or assessment, general taxes for 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years.

Permanent Real Estate Index Number(s): 14-17-315-068-1011

Address of Real Estate: 4055 N. Southport, Unit 2, Chicago, IL 60613

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Dated this 26 day of April, 2021.

**X**

Ben S. Ashford

STATE OF ILLINOIS, COUNTY OF Cook ss.

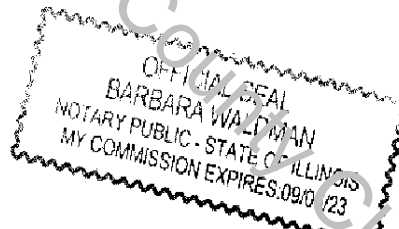
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Ben S. Ashford**, \_\_\_\_\_, personally known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed, and delivered the said instrument as her/his/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 26 day of April, 2021.

[Signature]

(Notary Public)

**Prepared By:**  
**MORTON RUBIN**  
Attorney at Law  
3330 Dundee Rd., Suite C-4  
Northbrook, IL 60062



**After Recording Mail To:**



**Name and Address of Taxpayer:**  
Lisa Curtis  
4055 N. Southport, Unit 2, Chicago, IL 60613

PROPERTY OF COOK COUNTY Clerk's Office