

UNOFFICIAL COPY

21651088124SK SM by 1
WARRANTY DEED

AFTER RECORDING MAIL TO:

Lauren Sanuw
Attorney at Law
9140 Broadway Ave.
Brookfield, IL 60513

MAIL REAL ESTATE TAX BILL TO:

Mary McDonald, as Trustee of the Mary
McDonald Trust dated June 28, 2011
515 W. Belden Ave., Unit 13
Chicago, IL 60614

Doc#: 2117410026 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/23/2021 09:22 AM Pg: 1 of 3

Dec ID 20210501640371
ST/CO Stamp 1-835-037-968 ST Tax \$625.00 CO Tax \$312.50
City Stamp 0-853-406-992 City Tax: \$6,562.50

(Reserved for Recorders Use Only)

THE GRANTOR: Catherine Tahmassebi, unmarried, of 58761 River Forest Dr., Goshen, IN 46528, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Mary McDonald, as Trustee of the Mary McDonald Trust dated June 28, 2011**, of 515 W. Belden #13 Chicago IL 60614 to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 515 W. Belden Ave., Unit 13, Chicago, IL 60614
PIN: 14-33-111-060-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at time of Closing

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DATED this 17TH day of June, 2021.

Catherine Tahmassebi
Catherine Tahmassebi

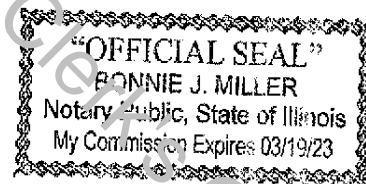
STATE OF ILLINOIS)
COUNTY OF Cook)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Catherine Tahmassebi**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/her 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 17 day of June, 2021.

Bonnie J. Miller
Notary Public

NAME AND ADDRESS OF PREPARER:
Picklin & Lake
Attorney at Law
5215 Old Orchard Rd., Suite 220
Skokie, IL 60077



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LEGAL DESCRIPTION

Order No.: 21GST088124SK

For APN/Parcel ID(s): 14-33-111-060-0000

PARCEL 1:

THE NORTH 54.55 FEET (EXCEPT THE EAST 127.38 FEET THEREOF) OF LOTS 43 TO 48, BOTH INCLUSIVE, TAKEN AS A TRACT IN BLOCK 1 IN LAY'S SUBDIVISION OF BLOCK 12 IN CANAL TRUSTEES' SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 8.50 FEET OF THE EAST 118.88 FEET OF THE SOUTH 20 FEET OF LOTS 43 TO 48, BOTH INCLUSIVE, TAKEN AS A TRACT IN BLOCK 1 IN LAY'S SUBDIVISION OF BLOCK 12 IN CANAL TRUSTEES' SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT "1" DATED MARCH 15, 1967 AND RECORDED MAY 15, 1967 AS DOCUMENT 20137874 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 20, 1966 AND KNOWN AS TRUST NUMBER 24047 TO RALPH DIVIVIER WEBB, JR. AND ROSALIE MAJOR WEBB, HIS WIFE, DATED APRIL 11, 1968 AND RECORDED MAY 9, 1968 AS DOCUMENT 20485106 FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER AND UPON:

'A': THE WEST 8.50 FEET OF THE EAST 80.79 FEET OF THE NORTH 13.50 FEET;

'B': THE WEST 5 FEET OF THE EAST 77.29 FEET OF THE SOUTH 46.25 FEET OF THE NORTH 59.75 FEET;

'C': THE SOUTH 11 FEET OF THE NORTH 59.75 FEET OF THE WEST 53.75 FEET OF THE EAST 126.04 FEET (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID);

'D': THE WEST 3 FEET OF THE EAST 75.54 FEET OF THE SOUTH 35.25 FEET OF THE NORTH 95 FEET FALLING BELOW A HORIZONTAL PLANE 7.0 FEET ABOVE GROUND LEVEL IN COOK COUNTY, ILLINOIS;

'E': THE WEST 3 FEET OF THE EAST 75.29 FEET (EXCEPT THE NORTH 95 FEET THEREOF);

'F': THE WEST 8.50 FEET OF THE EAST 72.29 FEET OF THE NORTH 13.50 FEET;

'G': THE WEST 5 FEET OF THE EAST 72.29 FEET OF THE SOUTH 46.25 FEET OF THE NORTH 59.75 FEET ALL BEING OF LOTS 43 TO 48, BOTH INCLUSIVE, TAKEN AS A TRACT IN BLOCK 1 IN CANAL TRUSTEES' SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.