

UNOFFICIAL COPY

Saturn Title LLC
2129207

Doc#: 2118317005 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/02/2021 09:26 AM Pg: 1 of 4

Dec ID 20210601675808
ST/CO Stamp 1-366-904-080 ST Tax \$145.00 CO Tax \$72.50
City Stamp 1-885-361-424 City Tax: \$1,522.50

10F2
AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1039 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

WARRANTY DEED Statutory (Illinois)

ADMINISTRATOR
THE GRANTOR(S) Denise Weil, Independent Adimistrator of the Estate of Otto E. Moll, Deceased,
of the City of Chicago, State of IL, for and in consideration of Ten Dollars
(\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Sergiu S. Popa,
of 5322 W. Windsor Ave., Chicago, IL 60630,

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
 NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
 NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE
ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the
"Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

Subject, however, to the general taxes for the year of 2020 *2017-2020* and thereafter, to all instruments, covenants,
restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession
under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or
exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 13-16-117-036-0000 & ~~PIN#~~

Property Address: 4550 N. Milwaukee Ave., Unit L, Chicago, IL 60630

Dated June 9 2021

Denise Weil, Independent Adimistrator of
the Estate of Otto E. Moll, Deceased

By _____

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Denise Weil
DENISE WEIL

STATE OF ~~ILLINOIS~~

COUNTY OF Polk) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DENISE WEIL personally known to me to be the same 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 his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

~~LINDA PRICE~~
NOTARY PUBLIC-STATE OF ARKANSAS
POLK COUNTY
My Commission Expires 5-25-2022
Commission # 12388279

hand and notarial seal, this 19 day of June 2021

Linda Price
Notary Public

My commission expires 5/25/2022

THIS DOCUMENT PREPARED BY:

Kevin William Dillon
6650 N. Northwest Highway, #300
Chicago, IL 60631-1307

MAIL TAX BILL TO:

Sergiu S. Popa
~~5322 W. Windsor Ave.~~ 4550 N. MILWAUKEE # L
Chicago, IL 60630

MAIL RECORDED DEED TO:

Sergiu S. Popa
~~5322 W. Windsor Ave.~~ 4550 N. MILWAUKEE # L
Chicago, IL 60630

CLERK OF COOK COUNTY
Clerk's Office

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American Land Title Association

File Number : 2129207
Commitment for Title Insurance
Adopted 6-17-06 Revised 08-01-2016**EXHIBIT A**

Legal:

PARCEL 1:

THE SOUTH WESTERLY 29.75 FEET OF THE NORTH EASTERLY 115.50 FEET OF LOT 3 (EXCEPT THE NORTH WESTERLY 45.0 FEET THEREOF) AND EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH WESTERLY CORNER OF SAID LOT RUNNING NORTHEASTERLY ON THE NORTH WESTERLY LINE OF SAID LOT 33.0 FEET; THENCE SOUTH EASTERLY ON A STRAIGHT LINE A DISTANCE OF 78.30 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID LOT; THENCE NORTH WESTERLY ALONG THE SOUTH WESTERLY LINE OF SAID LOT TO THE PLACE OF BEGINNING) IN THE SUBDIVISION OF THAT PART WEST OF MILWAUKEE AVENUE OF LOT 5 IN THE SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 1 1/2 RODS OF THE SOUTH 4 RODS THEREOF)

ALSO

THAT ART OF LOT 1 IN BLOCK 1 IN ROBERTS MILWAUKEE AVENUE SUBDIVISION OF LOTS 5 AND 10 OF THE SUBDIVISION OF THAT PART WEST OF MILWAUKEE AVENUE OF LOT 5 IN THE SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 1 1/2 RODS OF THE SOUTH 4 RODS THEREOF) DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH LINE OF SAID LOT 1, A DISTANCE ON 20.0 FEET; THENCE NORTH IN A STRAIGHT LINE A DISTANCE OF 39.30 FEET TO ITS INTERSECTION WITH THE NORTH EASTERLY LINE OF SAID LOT 1; THENCE SOUTH EASTERLY ALONG THE NORTH EASTERLY LINE OF SAID LOT 1 TO THE PLACE OF BEGINNING.

ALSO

PARCEL 2: AN UNDIVIDED 1/15TH INTEREST IN THAT PART OF LOT 3 IN SUBDIVISION OF THAT PART WEST OF MILWAUKEE AVENUE OF LOT 5 OF THE SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 1 1/2 RODS OF THE SOUTH 4 RODS THEREOF)

ALSO

THAT PART OF LOT 1 IN BLOCK 1 IN ROBERTS AVENUE SUBDIVISION OF LOTS 5 AND 10 OF THE SUBDIVISION OF THAT PART WEST OF MILWAUKEE AVENUE OF LOT 5 OF THE SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 1 1/2 RODS OF THE SOUTH 4 RODS THEREOF) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH WESTERLY LINE OF SAID LOT 3, 189.25 FEET SOUTHWESTERLY OF THE NORTH EASTERLY CORNER OF SAID LOT 3; THENCE SOUTH EASTERLY ON A LINE PARALLEL WITH THE NORTH EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 45.0 FEET THENCE SOUTH WESTERLY ON A LINE PARALLEL WITH THE NORTH WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 21.75 FEET; THENCE SOUTH EASTERLY ON A LINE PARALLEL WITH THE NORTH EASTERLY LINE OF SAID LOT 3 TO THE SOUTH EASTERLY LINE OF SAID LOT 3; THENCE SOUTH WESTERLY ON THE SOUTH EASTERLY LINE OF SAID LOT 3 TO THE SOUTH WESTERLY CORNER OF SAID LOT 3; THENCE SOUTH EASTERLY ON THE NORTH EASTERLY LINE OF SAID LOT 1, 17.60 FEET TO THE SOUTH EASTERLY CORNER OF SAID LOT 1; THENCE WEST ON THE SOUTH LINE OF SAID LOT 1, 20.0

This page is only a part of a 2016 ALTA® Commitment for Title Insurance (issued by Old Republic National Title Insurance Company). This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; (and) Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form).

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American Land Title Association

File Number : 2129207
Commitment for Title Insurance
Adopted 6-17-06 Revised 08-01-2016

FEET; THENCE NORTH WESTERLY TO A POINT ON THE NORTH WESTERLY LINE OF SAID LOT 3, SAID POINT BEING 33.0 FEET NORTH EASTERLY OF THE NORTH WESTERLY CORNER OF SAID LOT 3; THENCE NORTH EASTERLY ALONG THE NORTH WESTERLY LINE OF SAID LOT 3, TO THE PLACE OF BEGINNING.

PARCEL 3:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS, PARTY WALLS, COVENANTS, AND RESTRICTIONS AND EXHIBIT ONE HERETO ATTACHED DATED NOVEMBER 19, 1963 AND RECORDED NOVEMBER 19, 1963 AS DOCUMENT 18975517 MADE BY THE NATIONAL BANK OF AUSTIN AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 12, 1963 AND KNOWN AS TRUST NO. 3608 AND AS CREATED BY THE DEED FROM NATIONAL BANK OF AUSTIN TRUST NO. 2804 TO CARLTON R BROWN AND JUNE E BROWN DATED JULY 11, 1954 AND RECORDED AUGUST 3, 1964 AS DOCUMENT 190202354. FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER AND ACROSS: THE SOUTH EASTERLY 8.0 FEET OF THE NORTH WESTERLY 45.00 FEET OF THE NORTH EASTERLY 189.25 FEET OF LOT 3 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) IN THE SUBDIVISION OF THAT PART WEST OF MILWAUKEE AVENUE OF LOT 5 IN THE SCHOOL TRUSTEES SUBDIVISION AFORESAID.

Address: 4550 N. Milwaukee Ave., Unit L, Chicago, IL 60630

PIN #: 13-16-117-036-0000

PIN #:

PIN #:

Township: Jefferson

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