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PTC21-15280 1984

Doc#: 2120207381 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/21/2021 12:53 PM Pg: 1 of 6

TRUSTEE'S DEED (ILLINOIS)

Dec ID 20210601674102
ST/CO Stamp 1-265-618-192 ST Tax \$659.00 CO Tax \$329.50
City Stamp 0-946-355-472 City Tax: \$6,919.50

THIS INDENTURE, made this 25th day of June, 2021 between Nora L. Wise, Trustee of the Nora L. Wise Living Trust established under the laws of the State of Illinois the 3rd day of November 2004 Grantor, and Grantee Semih Hazar and Canan Hazar of Chicago, Illinois

WITNESSETH, That grantors, in consideration of the sum of Ten and no/100 (\$10.00) Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor hereunto enabling, do hereby convey and warrant unto the grantee, Semih Hazar and Canan Hazar, Husband and Wife of the City of Chicago, County of Cook, State of Illinois, not as Joint Tenants or as Tenants in Common, but as TENANTS BY THE ENTIRETY the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Grantor's Address: 3110 N. Sheffield Rd. Unit 1505, Chicago, IL 60657

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

SUBJECT TO: General real estate taxes for 2021 and subsequent years, covenants, restrictions, conditions, and easements of record, and declaration of homeowners association.

together with the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

Permanent Real Estate Index Number(s): 14-33-316-118-0000
Address of real estate: 1661 N. Vine St., Chicago, IL 60614

IN WITNESS WHEREOF, the grantors, as trustees as aforesaid, have hereunto set our hands and seals the day and year first above written.

Nora L. Wise

(SEAL)

as trustee as aforesaid
Nora L. Wise

REAL ESTATE TRANSFER TAX		01-Jul-2021
CHICAGO:		4,942.50
CTA:		1,977.00
TOTAL:		6,919.50 *

14-33-316-118-0000 | 20210601674102 | 0-946-355-472

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

REAL ESTATE TRANSFER TAX		01-Jul-2021
COUNTY:		329.50
ILLINOIS:		659.00
TOTAL:		988.50

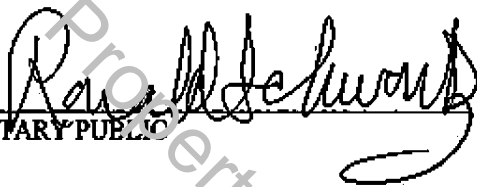
14-33-316-118-0000 | 20210601674102 | 1-265-618-192

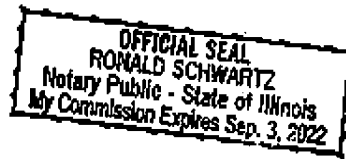
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STATE OF ILLINOIS, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nora L. Wise, Trustee of the Nora L. Wise Living Trust dated November 3, 2004 personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of June 2021.

Commission expires 3rd day of September 2022.


NOTARY PUBLIC



This instrument was prepared by Ronald Schwartz, 750 Lake Cook Rd., Suite 290, Buffalo Grove, IL, 60089

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LEGAL DESCRIPTION

EXHIBIT "A"

File No.: PTC21-15280

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: THAT PART OF THE FOLLOWING TWO PARCELS OF LAND TAKEN AS A SINGLE TRACT, TO WIT: LOTS 28 TO 31, 40, 41 AND 42 IN THE SUBDIVISION OF THE EAST 1/2 OF LOTS 2, 3 AND (EXCEPT THE SOUTH 82 FEET OF THE EAST 100 FEET) OF LOT 4 IN BLOCK 1 IN SHEFFIELDS ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND LOTS 5 TO 20 BOTH INCLUSIVE, (EXCEPT THE PART OF SAID LOTS 5 TO 20 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 88.43 FEET TO A CORNER OF SAID LOT 5; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 14.10 FEET TO THE EAST LINE OF SAID LOT 5; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 5 TO 20 TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 20 TO A LINE 1 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE OF LOT 20; THENCE SOUTH ALONG A LINE 1 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOTS 5 TO 20 TO A LINE 1 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SAID SOUTHEASTERLY LINE OF LOT 5; THENCE SOUTHWESTERLY ALONG SAID LINE 1 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SAID SOUTHEASTERLY LINE OF LOT 5 TO A LINE 1 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5; THENCE WEST ALONG SAID LINE 1 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5 TO THE WEST LINE OF SAID LOT 5; THENCE SOUTH ALONG SAID WEST LINE OF LOT 5 TO THE POINT OF BEGINNING) IN THE SUBDIVISION OF LOT 6 AND THE EAST 23 FEET OF LOT 7 IN BLOCK 1 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 44.70 FEET SOUTH AND 82.78 FEET EAST OF THE NORTHWEST CORNER OF SAID DESCRIBED TRACT OF LAND, AS MEASURED ALONG THE WEST LINE OF SAID TRACT AND ALONG A LINE AT RIGHT ANGLES THERETO, (SAID WEST LINE HAVING AN ASSUMED BEARING OF DUE NORTH FOR THIS LEGAL DESCRIPTION); THENCE NORTH 90 DEGREES EAST, 12.02 FEET; THENCE DUE SOUTH, 22.76 FEET; THENCE SOUTH 90 DEGREES WEST, 28.63 FEET; THENCE NORTH 45 DEGREES WEST, 5.56 FEET; THENCE DUE NORTH, 18.30 FEET; THENCE NORTH 90 DEGREES EAST, 20.54 FEET; THENCE DUE NORTH, 0.54 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 OF AFORESAID, AS SET FORTH IN DECLARATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 17, 1977 AND KNOWN AS TRUST NUMBER 40382 DATED JANUARY 2, 1973 AND RECORDED JANUARY 26, 1973 AS DOCUMENT 24301534 AND FOR PURPOSES OF INGRESS AND EGRESS, PARKING, PARTY WALLS, AND YARDS IN LIMITED COMMON AREAS, IN COOK COUNTY, ILLINOIS.

PARCEL G-9: A PARCEL OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF A HERINAFTER DESCRIBED TRACT OF LAND; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID HERINAFTER DESCRIBED TRACT, 84.46 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 73.41 FEET TO A POINT FOR A PLACE OF BEGINNING OF SAID PARCEL OF LAND; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 21.35 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 11.33 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 21.35 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 11.33 FEET TO THE PLACE OF BEGINNING OF SAID

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PARCEL OF LAND, THE AFOREMENTIONED TRACT OF LAND BEING LOTS 28, 29, 30, 31, 40, 41 AND 42 IN THE SUBDIVISION OF THE EAST 1/2 OF LOTS 2, 3 AND (EXCEPT THE SOUTH 82 FEET OF THE EAST 100 FEET) OF LOT 4 IN BLOCK 1 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOTS 5 TO 20, BOTH INCLUSIVE, (EXCEPT THAT PART OF SAID LOTS 5 TO 20 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 88.43 FEET TO A CORNER OF SAID LOT 5; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 14.10 FEET TO THE EAST LINE OF SAID LOT 5; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 5 TO 20 TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 20 TO A LINE 1 FOOT WEST OF AND PARALLEL WITH THE SAID EAST LINE OF LOT 20; THENCE SOUTH ALONG A LINE 1 FOOT WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOTS 5 TO 20 TO A LINE 1 FOOT NORTHWESTERLY OF AND PARALLEL WITH THE SAID SOUTHEASTERLY LINE OF LOT 5; THENCE SOUTHWESTERLY ALONG SAID LINE 1 FOOT NORTHWESTERLY OF AND PARALLEL WITH THE SAID SOUTHEASTERLY LINE OF LOT 5 TO A LINE 1 FOOT NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5; THENCE WEST ALONG SAID LINE 1 FOOT NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5 TO THE WEST LINE OF SAID LOT 5; THENCE SOUTH ALONG SAID WEST LINE OF LOT 5 TO THE POINT OF BEGINNING, IN THE SUBDIVISION OF LOT 6 AND THE EAST 23 FEET OF LOT 7 IN BLOCK 1 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LIMITED COMMON AREA NO. 5: A PARCEL OF LAND BEING THAT PART OF A HEREINAFTER DESCRIBED TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, 67.46 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 94.80 FEET TO A POINT FOR A PLACE OF BEGINNING OF SAID PARCEL OF LAND: THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 22.76 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 3.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 39.76 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 31.63 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 17.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 28.63 FEET TO THE POINT OF BEGINNING, THE AFOREMENTIONED TRACT OF LAND BEING LOTS 28, 29, 30, 31, 40, 41 AND 42 IN THE SUBDIVISION OF THE EAST 1/2 OF LOTS 2, 3 AND (EXCEPT THE SOUTH 82 FEET OF THE EAST 100 FEET) OF LOT 4 IN BLOCK 1 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOTS 5 TO 20, BOTH INCLUSIVE, (EXCEPT THE PART OF SAID LOTS 5 TO 20 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 88.43 FEET TO A CORNER OF SAID LOT 5; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 14.10 FEET TO THE EAST LINE OF SAID LOT 5; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 5 TO 20 TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 20 TO A LINE 1 FOOT WEST OF AND PARALLEL WITH THE SAID EAST LINE OF LOT 20; THENCE SOUTH ALONG A LINE 1 FOOT WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOTS 5 TO 20 TO A LINE 1 FOOT NORTHWESTERLY OF AND PARALLEL WITH THE SAID SOUTHEASTERLY LINE OF LOT 5; THENCE SOUTHWESTERLY ALONG SAID LINE 1 FOOT NORTHWESTERLY OF AND PARALLEL WITH THE SAID SOUTHEASTERLY LINE OF LOT 5 TO A LINE 1 FOOT NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5; THENCE WEST ALONG SAID LINE 1 FOOT NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5 TO THE WEST LINE OF SAID LOT 5; THENCE SOUTH ALONG SAID WEST LINE OF LOT 5 TO THE POINT OF BEGINNING), IN THE SUBDIVISION OF LOT 6 AND THE EAST 23 FEET OF LOT 7 IN BLOCK 1 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Commonly known as 1661 N. Vine Street, Chicago, IL 60614
Parcel ID(s): 14-33-316-118-0000,

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS)
COUNTY OF Cook)

NORA L WISE, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 1661 N. Vine St. Chicago IL 60617.
Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of an entire tract of land not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. One of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involved any new streets or easements of access.
 - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 - 4. The conveyance is 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.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____
- C. The division does not meet any of the above criteria and must have county approval (page 2).
Legal description prepared by: _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me Ronald Schwartz Notary by Nora L Wise,
this 27th day of June, 2021.
Ronald Schwartz Signature of Notary Public
Nora L Wise Signature of Affiant

