

WARRANTY DEED**UNOFFICIAL COPY**

The Grantors **CURTIS M EAKINS AND KRISTINA F ODERINDE ALSO KNOWN AS KRISTINA F ODERINDE-EAKINS, HUSBAND AND WIFE**, for the consideration of **TEN and 00/100 Dollars (\$10.00)**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **CONVEYS** and **WARRANTS** to;

Doc#: 2121441055 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 08/02/2021 10:33 AM Pg: 1 of 2

Dec ID 20210701621016

ST/CO Stamp 1-317-567-248 ST Tax \$450.50 CO Tax \$225.25

City Stamp 1-388-190-480 City Tax: \$4,730.25

CHRISTOPHER D HAWKINS, SINGLE MAN, OF COOK COUNTY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL ONE:

THAT PART OF LOT 1 IN ANTONIO'S SUBDIVISION, BEING A RESUBDIVISION IN THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ANTONIO'S SUBDIVISION RECORDED APRIL 9, 2007 AS DOCUMENT 0709906052 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH 00 DEGREES 03 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 102.34 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 15 SECONDS WEST, 0.57 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 45 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 139.41 FEET TO AN INTERSECTION WITH A NORTH FACE OF A BRICK BUILDING AND THE EASTERLY EXTENSION THEREOF FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 56 MINUTES 19 SECONDS WEST ALONG SAID NORTH FACE AND EASTERLY EXTENSION, 9.29 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE SOUTH 00 DEGREES 03 MINUTES 41 SECONDS WEST ALONG THE SOUTHERLY EXTENSION OF THE EAST FACE OF SAID BUILDING, 0.34 FEET TO AN INTERSECTION WITH THE CENTER OF A PARTY WALL; THENCE SOUTH 89 DEGREES 48 MINUTES 18 SECONDS WEST ALONG THE CENTER OF SAID PARTY WALL, 9.76 FEET TO THE CENTER OF A PARTY WALL; THENCE SOUTH 00 DEGREES 11 MINUTES 42 SECONDS EAST ALONG THE CENTER OF SAID PARTY WALL, 4.18 FEET TO THE CENTER OF A PARTY WALL; THENCE SOUTH 89 DEGREES 48 MINUTES 18 SECONDS WEST ALONG THE CENTER OF SAID PARTY WALL, 30.35 FEET TO THE WEST FACE OF SAID BRICK BUILDING; THENCE NORTH 00 DEGREES 03 MINUTES 38 SECONDS EAST ALONG SAID WEST FACE OF BUILDING, 20.09 FEET TO AN INTERSECTION WITH THE CENTER OF A PARTY WALL; THENCE SOUTH 89 DEGREES 55 MINUTES 24 SECONDS EAST ALONG THE CENTER OF SAID PARTY WALL AND EASTERLY EXTENSION THEREOF, 49.38 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 45 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 15.38 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS, FOR INGRESS AND EGRESS, APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE GRANT OF ACCESS EASEMENT RECORDED AS DOCUMENT 0713115096 AND IN GRANT OF ACCESS EASEMENTS: PHASE I RECORDED AS DOCUMENT 0719715111 AND THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS AND PARTY WALL RIGHTS FOR THE EASTGATE VILLAGE HOMEOWNERS ASSOCIATION RECORDED AS DOCUMENT 0713115097 AND AS AMENDED FROM TIME TO TIME, AND THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS FOR THE TOWNHOMES AT EASTGATE VILLAGE TOWNHOUSE ASSOCIATION, RECORDED AS DOCUMENT 0719715113 AND AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY**PARCEL 3:**

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, ACROSS AND UPON THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF ACCESS EASEMENT MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, L.L.C., DATED APRIL 6, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT 0610118091, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR UTILITY PURPOSES UNDER, THROUGH AND ACROSS THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF UTILITY EASEMENT MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, L.L.C., DATED APRIL 6, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT 0610118089, IN COOK COUNTY, ILLINOIS.

File nr: AT210753112
After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

Property Address: 2510 S KING DR CHICAGO, IL 60616

Parcel ID Number: 17-27-129-032-0000

SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

DATED this 16 day of July, 2021

Curtis M Eakins
CURTIS M EAKINS

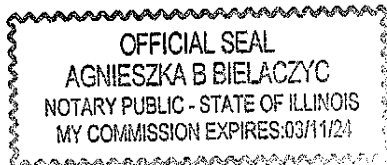
Kristina F Oderinde Eakins
**KRISTINA F ODERINDE ALSO KNOWN
 AS KRISTINA F ODERINDE-EAKINS**

State of IL

County of Cook

The undersigned, a notary public in and for the above county and state, certifies that **CURTIS M EAKINS AND KRISTINA F ODERINDE ALSO KNOWN AS KRISTINA F ODERINDE-EAKINS**, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantor, for the uses and purposes set forth therein.

Given under my hand and official seal, this 16 day of July, 2021



[Signature]
NOTARY PUBLIC

DEED PREPARED BY:

Alfred S. Dynia
 710 W. Higgins Rd., Suite 103
 Park Ridge, IL 60068

MAIL DEED TO:

LAW OFFICE OF DIANNA REYNOLDS
9121 W. 165th ST. 22
ORLAND PARK, IL 60467

SEND TAX BILL TO:

CHRISTOPHER D. HAWKINS
2510 S KING DR
CHICAGO IL 60616