

# UNOFFICIAL COPY

## WARRANTY DEED

### Statutory (Illinois)

Doc#: 2126608257 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/23/2021 03:49 PM Pg: 1 of 2

#### Mail to:

Anchor 401K Trust  
7141 N Kedzie Ave  
#405  
Chicago IL 60645

Dec ID 20210901676370  
ST/CO Stamp 0-277-160-080 ST Tax \$130.00 CO Tax \$65.00  
City Stamp 0-782-016-656 City Tax: \$1,365.00

#### Name & address of taxpayer:

Anchor 401K Trust GRANTEES' ADDRESS  
7141 N Kedzie Ave #405  
Chicago, IL 60645

FIDELITY NATIONAL TITLE OC21033131

THE GRANTOR(S) Dolores De Souza Guedes, a single woman  
of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN and NO/100ths  
DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Anchor 401K Trust, Anna Litvin, as trustee of Anchor \*  
(address), all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

\* 401K Trust

#### PARCEL 1:

UNIT 405 IN WINSTON TOWERS NO. 5 AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):  
THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 33 FEET THEREOF, THE EAST 698 FEET THEREOF, AND THE WEST 40 FEET THEREOF AND EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF WEST TOUHY AVENUE AT A POINT 26 FEET EAST OF THE INTERSECTION OF THE EAST LINE OF NORTH KEDZIE AVENUE AND THE SOUTH LINE OF WEST TOUHY AVENUE; THENCE SOUTH PARALLEL TO SAID LINE OF NORTH KEDZIE AVENUE 100 FEET; THENCE SOUTHWEST 352.26 FEET TO A POINT ON SAID EAST LINE OF NORTH KEDZIE AVENUE, SAID POINT BEING 450.00 FEET SOUTH OF SAID SOUTH LINE OF WEST TOUHY AVENUE; THENCE NORTH ALONG SAID EAST LINE OF NORTH KEDZIE AVENUE, 450.00 FEET TO SAID SOUTH LINE OF WEST TOUHY AVENUE; THENCE EAST ALONG SAID SOUTH LINE OF WEST TOUHY AVENUE 26.00 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY CENTEX HOMES CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 21906206 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE ABOVE DESCRIBED PARCEL, EXCEPTING THEREFROM ALL OF THE UNITS AS DEFINED AND SET FORTH IN THE SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY.

#### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENT DATED JUNE 3, 1968 AND RECORDED JUNE 14, 1968 AS DOCUMENT 20520336 MADE BY WINSTON GARDENS INCORPORATED, A CORPORATION OF ILLINOIS, FOR VEHICULAR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND: THE NORTH 30 FEET, AS MEASURED AT 90 DEGREES TO THE NORTH LINE THEREOF, OF A TRACT OF LAND CONSISTING OF BLOCKS 4 AND 5 TOGETHER WITH ALL THAT PART OF VACATED NORTH ALBANY AVENUE LYING NORTH OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED WEST LUNT AVENUE, AND LYING SOUTH OF THE NORTH LINE OF SAID BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF VACATED WEST ESTES AVENUE, TOGETHER WITH ALL OF THE VACATED WEST LUNT AVENUE, LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE AND TOGETHER WITH ALL OF VACATED WEST ESTES AVENUE, LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE ABOVE DESCRIBED TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 505.51 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACT 681.49 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 505.49 FEET TO THE SOUTHEAST CORNER OF

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SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 681.82 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of ways for roads and highways.

This property is not homestead as to the grantor. TO HAVE AND HOLD said premises in fee simple forever.

Permanent index number(s) 10-36-100-015-1047  
Property address: 7141 N Kedzie Ave, #405, Chicago, IL 60645  
DATED this 17 day of September, 2021.

REAL ESTATE TRANSFER TAX		21-Sep-2021
	CHICAGO:	975.00
	CTA:	390.00
	<b>TOTAL:</b>	<b>1,365.00 *</b>
10-36-100-015-1047   20210901676370   0-782-016-656		
* Total does not include any applicable penalty or interest due.		

Dolores De Souza Guedes  
Dolores De Souza Guedes

REAL ESTATE TRANSFER TAX		21-Sep-2021
	COUNTY:	65.00
	ILLINOIS:	130.00
	<b>TOTAL:</b>	<b>195.00</b>
10-36-100-015-1047   20210901676370   0-277-160-080		

## WARRANTY DEED Statutory (Illinois)

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 Dolores De Souza Guedes

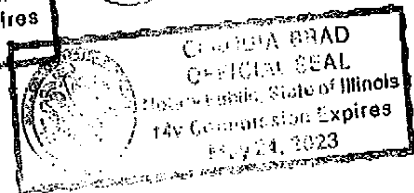
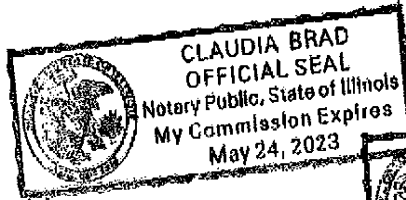


personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 17th day of September, 2021

Commission expires \_\_\_\_\_

Recorder's Office Box No. \_\_\_\_\_



*Deed - pg 2*

NAME AND ADDRESS OF PREPARER:  
Thomas Magarian  
The Law Offices of Thomas Magarian PC  
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Chicago, IL 60625