

# UNOFFICIAL COPY

**PREPARED BY:**

David C. Nelson  
53 W. Jackson Boulevard, Suite 430  
Chicago, IL 60604

Doc# 2127146385 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/28/2021 03:02 PM Pg: 1 of 3

**MAIL TAX BILL TO:**

Timothy ~~Scott~~ Norman and Camila<sup>A.</sup> Araya Perez  
1333 West Howard Street  
Chicago, IL 60626-1437

Dec ID 20210901683245  
ST/CO Stamp 0-429-711-504 ST Tax \$350.00 CO Tax \$175.00  
City Stamp 1-125-998-736 City Tax: \$3,675.00

**MAIL RECORDED DEED TO:**

Timothy ~~Scott~~ Norman and Camila<sup>A.</sup> Araya Perez  
1333 West Howard Street  
Chicago, IL 60626-1437

3547-7710

**SPECIAL WARRANTY DEED**

THE GRANTOR, Peter Kovats and Mary G. Kovats, Husband and Wife, Married to Each Other, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Timothy ~~Scott~~ Norman and Camila<sup>A.</sup> Araya Perez, <sup>husband and wife</sup> of 1333 West Howard Street, Chicago, IL 60626-1437, all interest in the following described real estate situated in Cook, State of Illinois, to wit: *\* as tenants by the entirety*

**PARCEL 1:**

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 16 IN THE SUBDIVISION OF LOTS 1, 2, 3 AND 4 IN BLOCK 5 IN BIRCHWOOD BEACH IN FRACTIONAL SECTION 29 SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, 37.91 FEET WEST OF THE NORTHEASTERLY CORNER OF SAID LOT 16, THENCE WEST ALONG SAID NORTH LINE OF SAID LOT 16, A DISTANCE OF 21.22 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF NORTH EASTLAKE AVENUE, SAID WESTERLY LINE BEING THE EASTERLY LINE OF LOTS 15 AND 16 IN SAID SUBDIVISION, A DISTANCE OF 14.35 FEET; THENCE WEST AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 1 FOOT, THENCE SOUTHERLY ALONG A LINE PARALLEL TO SAID WESTERLY LINE OF NORTH EASTLAKE AVENUE, A DISTANCE OF 46.68 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF LOT 15, THENCE EAST ALONG SAID LINE A DISTANCE OF 12.22 FEET; THENCE NORTHERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF NORTH EASTLAKE AVENUE, A DISTANCE OF 61.03 FEET TO THE PLACE OF BEGINNING.

ALSO

**PARCEL 2:**

BEGINNING AT A POINT ON THE EASTERLY LINE OF ALLEY FIRST WESTERLY OF NORTH EASTLAKE AVENUE, A DISTANCE OF 18.30 FEET SOUTHERLY OF THE NORTHWESTERLY CORNER OF LOT 16 IN THE SUBDIVISION OF LOTS 1, 2, 3 AND 4 OF BLOCK 5 IN BIRCHWOOD BEACH IN FRACTIONAL SECTION 29 SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EASTERLY LINE OF ALLEY BEING THE WESTERLY LINE OF LOTS 15 AND 16 IN SAID SUBDIVISION, THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF ALLEY, A DISTANCE OF 9.66 FEET; THENCE EASTERLY AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 22.85 FEET, THENCE NORTHERLY ALONG A LINE PARALLEL TO THE SAID EASTERLY LINE OF ALLEY A DISTANCE OF 8.48 FEET; THENCE EASTERLY AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF .81 FEET; THENCE NORTHERLY ALONG A LINE PARALLEL TO THE SAID EASTERLY LINE OF SAID ALLEY A DISTANCE OF 1.18 FEET, THENCE WESTERLY AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 23.66 FEET TO THE PLACE OF BEGINNING.

ALSO

**PARCEL 3:**

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 HEREIN DESCRIBED OVER PREMISES LEGALLY DESCRIBED AS FOLLOWS: (A) BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF LOT 15 WITH THE EASTERLY LINE OF LOT 15, SAID LOT 15 BEING LOT 15 IN THE SUBDIVISION

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OF LOTS 1, 2, 3 AND 4 IN BLOCK 5 IN BIRCHWOOD BEACH IN FRACTIONAL SECTION 29, SOUTH OF INDIAN BOUNDARY LINE IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF SAID LOT 15, A DISTANCE OF 4.58 FEET, THENCE WEST ALONG A LINE PARALLEL TO SAID SOUTH LINE OF THE NORTH 1/2 OF LOT 15, A DISTANCE OF 125.84 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO SAID EASTERLY LINE OF SAID LOT 15, A DISTANCE OF 4.58 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF LOT 15, THENCE EAST ALONG SAID LINE A DISTANCE OF 125.84 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PORTION THEREOF FALLING WITHIN PARCEL 1 HEREOF). ALSO: (B) BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF LOT 15 AND THE WESTERLY LINE OF SAID LOT 15 IN THE SUBDIVISION OF LOTS 1, 2, 3 AND 4 OF BLOCK 5 IN BIRCHWOOD BEACH, IN FRACTIONAL SECTION 29, SOUTH OF INDIAN BOUNDARY LINE IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE EAST 24.16 FEET ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 15, THENCE NORTHERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF LOT 16, A DISTANCE OF 7.41 FEET, THENCE WESTERLY AT RIGHT ANGLES TO LAST DESCRIBED COURSE A DISTANCE OF 23.66 FEET TO THE WESTERLY LINE OF SAID LOT 15, THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF SAID LOT 15 A DISTANCE OF 2.83 FEET TO PLACE OF BEGINNING AS SET FORTH IN DECLARATION RECORDED DECEMBER 12, 1952 AS DOCUMENT 15505540 AS MODIFIED BY INSTRUMENT RECORDED DECEMBER 31, 1952, AS DOC. 15516447 IN COOK COUNTY, ILLINOIS. AND AS CREATED BY THE DEED FROM LASALLE NATIONAL BANK, NATIONAL BANKING ASSOCIATION TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 10, 1952, ALSO KNOWN AS TR. 14031, TO MARTIN R. BINDER AND MARJORIE S. BINDER, HIS WIFE, DATED NOVEMBER 12, 1954, AND RECORDED NOVEMBER 23, 1954 AS DOC. 16079516.

Permanent Index Number(s): 11-29-303-023-0000, 11-29-303-016-0000

Property Address: 1333 West Howard Street, Chicago, IL 60626-1437

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

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Dated this 13th day of September 20 21 Peter Kovats  
Peter Kovats

Mary G. Kovats  
Mary G. Kovats  
me

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 Peter Kovats and Mary G. Kovats, 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.

Given under my hand and notarial seal, this

13th day of September 20 21  
Mary Rose Kozicz Lopez  
Notary Public  
My commission expires: 10/30/2021

Exempt under the provisions of paragraph \_\_\_\_\_



Property of Cook County Clerk's Office