

# UNOFFICIAL COPY

Doc# 2127839082 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/05/2021 08:50 AM Pg: 1 of 3

Dec ID 20210901687769  
ST/CO Stamp 0-019-878-032 ST Tax \$455.00 CO Tax \$227.50  
City Stamp 0-071-258-256 City Tax: \$4,777.50

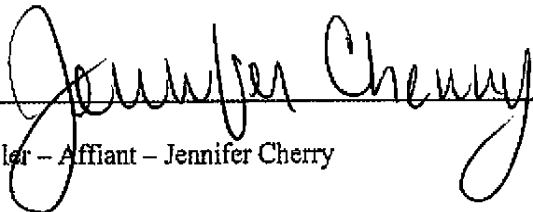
## WARRANTY DEED Statutory (Illinois)

THE GRANTOR - Seller, Jennifer Cherry,  
as a single individual for the consideration of  
\$10.00 and other valuable consideration, in  
hand paid, does hereby CONVEYS and  
WARRANTS to GRANTEE, Purchaser  
Zeljko Dakic, as  
A married man), the following described  
Real Estate, situated in the County of COOK, State of Illinois, to wit:

LEGAL DESCRIPTION: See attached legal.  
ADDRESS OF PROPERTY: 2712 W. Byron Street, Chicago, Illinois 60618  
PROPERTY INDEX NUMBER: 13-24-200-058-0000

SUBJECT ONLY TO THE FOLLOWING, IF ANY: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of records; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

DATED: September 28, 2021. Waiving all homestead property rights

  
\_\_\_\_\_  
Seller - Affiant - Jennifer Cherry

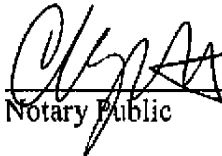
Chicago Title 2168CO45116LP112

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STATE OF ILLINOIS            )  
                                                  )  
COUNTY OF COOK            )

The undersigned, a Notary Public in the above state and county, DOES HEREBY CERTIFY that Jennifer Cherry, personally known to me to be the same person whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this day of September 28, 2021

  
Notary Public                   Seal/Stamp



THIS INSTRUMENT PREPARED BY:  
Paul J. Ochmanek, Jr., 350 N. Clark, Suite 500 Chicago, IL 60654

AFTER RECORDING MAIL TO:

same

MAIL SUBSEQUENT TAX BILLS TO:

Zeljko Dakic 2712 W Byron St, Chicago 60618

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## LEGAL DESCRIPTION

Order No.: 21GSC045116LP

For APN/Parcel ID(s): 13-24-200-058-0000

PARCEL 1; THAT PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 24, AFORESAID, THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE THEREOF, 269.94 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN THE SUBDIVISION OF BLOCK 4 AND THAT PART OF BLOCK 5 LYING WEST AND NORTH OF THE CENTER LINE OF THE CHICAGO RIVER IN KINZIE'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 24, AFORESAID; THENCE SOUTH 1 DEGREE 31 MINUTES 40 SECONDS EAST, 50 FEET ALONG SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF IRVING PARK ROAD; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, ALONG SAID SOUTH LINE, 101.66 FEET; THENCE SOUTH 0 DEGREES 40 MINUTES 33 SECONDS EAST, 61.12 FEET; THENCE EASTERLY 6.39 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 10.50 FEET CONVEX TO THE SOUTH AND WHOSE CHORD BEARS SOUTH 73 DEGREES 15 MINUTES 4 SECONDS EAST, A DISTANCE OF 6.29 FEET; THENCE SOUTH 0 DEGREES 40 MINUTES 33 SECONDS EAST, 32 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, 136.35 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, 15 FEET; THENCE SOUTH 0 DEGREES 40 MINUTES 33 SECONDS EAST, 80 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 27 SECONDS WEST, 15 FEET; THENCE NORTH 0 DEGREES 40 MINUTES 33 SECONDS EAST, 80 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 27 SECONDS WEST, 15 FEET; THENCE NORTH 0 DEGREES 40 MINUTES 33 SECONDS WEST, 80 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR RIVER PARK NORTH HOMEOWNER'S ASSOCIATION RECORDED APRIL 28, 2000 AS DOCUMENT NUMBER 0511812274, MADE BY IRVING PARK DEVELOPMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS DECLARANT, FOR ACCESS, INGRESS, AND EGRESS AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.