

UNOFFICIAL COPY

PT2173578 1/2

Prepared by: Erwin Law, LLC
4043 North Ravenswood Avenue, Suite 208
Chicago, Illinois 60613

Return to: Nicole Patino
839 W Village Ct.
Chicago, IL 60608

Future Taxes to Grantee's Address (X)
Nicole Patino
839 W Village Ct
Chicago, IL 60608

WARRANTY DEED (Individual to Individual)

The Grantor(s) David E. Degand and Lillian Degand, married to each other as husband and wife,

Doc# 2132704189 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/23/2021 11:08 AM Pg: 1 of 2

Dec ID 20211101643262
ST/CO Stamp 1-977-483-920 ST Tax \$520.00 CO Tax \$260.00
City Stamp 2-130-150-032 City Tax: \$5,460.00

(The above space for Recorder's use only)

of the City Glenview of Cook County of Cook State of Illinois
for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, convey(s)
and warrants to Nicole Patino, an unmarried woman,
whose address is 839 W. Village Court, of the City Chicago
County of Cook State of Illinois all interest in the following described
real estate situated in the County of Cook in the State of Illinois to wit:

(See Legal Description as attached Exhibit A)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 17-20-233-082-0000

Property Address: 839 W. Village Court, Chicago, Illinois 60608

Dated this 12th day of November, 2021

David E. Degand
David E. Degand

Lillian Degand
Lillian Degand

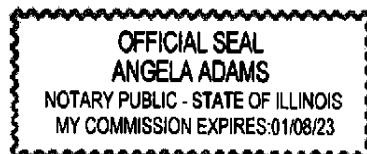
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that David E. Degand and Lillian Degand personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instruments as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 12th day of November, 2021

AFFIX TRANSFER TAX STAMP OR
"Exempt under provisions of Paragraph _____"
Section 4, Real Estate Transfer Tax Act.
Date _____
Buyer, Seller or Representative

Angela Adams
Notary Public, State of _____
My commission expires: _____



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Exhibit A

Legal Description

PARCEL 1:

THE WEST 17.88 FEET (AS MEASURED AT RIGHT ANGLES) OF THE EAST 103.43 FEET (AS MEASURED AT RIGHT ANGLES) OF THE PROPERTY DESCRIBED AS FOLLOWS:

THAT PART OF BLOCK 22, OF BARRON'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORD JUNE 10, 1861 AS DOCUMENT NUMBER 45427, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF NEWBERRY AVENUE (NOW VACATED) AND THE SOUTH LINE OF WEST 14th PLACE (FORMERLY WRIGHT STREET); THENCE SOUTH 01 DEGREES 42 MINUTES 34 SECONDS EAST ALONG SAID WEST LINE 140.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREE 42 MINUTES 34 SECONDS EAST, ALONG SAID WEST LINE, 60.51 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 26 SECONDS WEST ALONG A LINE PERPENDICULAR TO LAST DESCRIBED COURSE 136.83 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 34 SECONDS WEST 60.51 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 26 SECONDS EAST 136.83 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 23, 2002 AS DOCUMENT NUMBER 0020094785 FOR THE UNIVERSITY VILLAGE HOMEOWNERS' ASSOCIATION.

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