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2206915024D

Doc# 2206915024 Fee \$88.00

WARRANTY DEED

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/10/2022 02:27 PM PG: 1 OF 3

AFTER RECORDING MAIL TO:

Bradford M. Lipp
10 S. La Salle #2920
Chicago IL 60605

MAIL REAL ESTATE TAX BILL TO:

Kevin Skweres
4046 N. Clark #C
Chicago IL 60613
102
01-152016

THE GRANTOR(S) David E. Lipp, a married person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S)

Kevin A. Skweres, a single man
of 734 W. Shandon #401 Chicago IL 60613

to have and to hold the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 4046 North Clark Street, Unit C, Chicago, IL 60613
PIN: 14-17-315-017-0000.

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

THIS PROPERTY IS NOT HOMESTEAD PROPERTY FOR GRANTOR'S SPOUSE

SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record and building lines and easements, if any.

REAL ESTATE TRANSFER TAX		10-Mar-2022
COUNTY:		254.00
ILLINOIS:		508.00
TOTAL:		762.00

14-17-315-017-0000 | 20220301638258 | 0-262-772-112

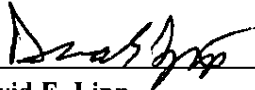
REAL ESTATE TRANSFER TAX		10-Mar-2022
CHICAGO:		3,810.00
CTA:		1,524.00
TOTAL:		5,334.00

14-17-315-017-0000 | 20220301638258 | 0-066-622-862

* Total does not include any applicable penalty or interest due

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DATED this 16 day of February, 2022



David E. Lipp

STATE OF IL

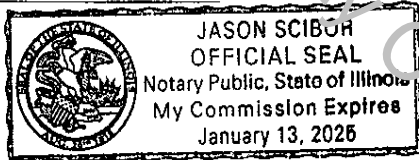
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that David E. Lipp, 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 individually acknowledged that they signed and delivered the said instrument 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 official seal this 16 day of February, 2022.



Notary Public



NAME AND ADDRESS OF PREPARER:

Jessica R. Alms
Attorney at Law
David E. Alms, Ltd.
2815 Forbs Ave., Suite 107
Hoffman Estates, IL 60192

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Fidelity National Title

Commitment Number: 21-152246-PTG

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WESTERLY OF THE WESTERLY LINE OF CLARK STREET, LYING EAST OF A LINE WHICH IS 100 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTHPORT AVENUE, LYING NORTH OF A LINE WHICH IS 353 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 17 AND LYING SOUTHEASTERLY OF A LINE WHICH IS 100 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF BELLE PLAINE AVENUE, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ALLEY BY PLAT RECORDED NOVEMBER 22, 1971 AS DOCUMENT 21719002), ALL IN COOK COUNTY, ILLINOIS

PARCEL 1: (KNOWN AS UNIT 4046C) THAT PART OF THE ABOVE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY LINE OF 16 FOOT ALLEY AS DESCRIBED PER DOCUMENT NUMBER 21719002 AND THE WESTERLY LINE OF NORTH CLARK STREET; SAID POINT OF COMMENCEMENT ALSO BEING THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH 23 DEGREES, 16 MINUTES, 48 SECONDS EAST ALONG THE WESTERLY LINE OF NORTH CLARK STREET 240.27 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 49 SECONDS WEST 63.56 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES, 00 MINUTES, 11 SECONDS WEST 20.45 FEET; THENCE NORTH 23 DEGREES, 29 MINUTES, 47 SECONDS WEST 11.86 FEET; THENCE NORTH 66 DEGREES, 31 MINUTES, 57 SECONDS EAST 0.37 FEET; THENCE NORTH 23 DEGREES, 06 MINUTES, 48 SECONDS WEST 7.52 FEET; THENCE SOUTH 66 DEGREES, 36 MINUTES, 24 SECONDS WEST 17.65 FEET; THENCE SOUTH 23 DEGREES, 29 MINUTES, 47 SECONDS EAST 11.82 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 11 SECONDS EAST 20.55 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 49 SECONDS EAST 18.83 FEET TO THE POINT OF BEGINNING.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR GRACELAND COURT TOWNHOMES, RECORDED AS DOCUMENT NUMBER 08128213.

P.I.N.:
14-17-315-017-0000

C.K.A.: 4046 N Clark St Unit C, Chicago, IL 60613