

# UNOFFICIAL COPY

Doc#: 2208128069 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/22/2022 11:57 AM Pg: 1 of 3

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

1570746  
10/22

Dec ID 20220301641143  
ST/CO Stamp 0-232-181-136 ST Tax \$507.50 CO Tax \$253.75  
City Stamp 1-708-576-144 City Tax: \$5,600.44

STEWART TITLE  
700 E. Diehl Road, Suite 180  
Naperville, IL 60563

THE GRANTOR(S) Mary J Iacovetti, a widow not since remarried of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Daniel B. Phalin and Alexis E. Phalin, as tenants by the entirety, of the City of Chicago, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

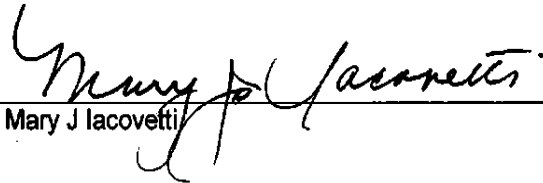
This is NOT homestead property  
SUBJECT TO: Covenants, conditions and restrictions of record

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

Permanent Real Estate Index Number(s): 17-17-316-068-0000

Address(es) of Real Estate: 832 S. Laffin St  
Chicago, Illinois 60607

Dated this 3rd day of March, 2022

  
Mary J Iacovetti

REAL ESTATE TRANSFER TAX	18-Mar-2022
CHICAGO:	3,806.25
CTA:	1,522.50
TOTAL:	5,328.75 *

17-17-316-068-0000 | 20220301641143 | 1-708-576-144  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	18-Mar-2022
COUNTY:	253.75
ILLINOIS:	507.50
TOTAL:	761.25

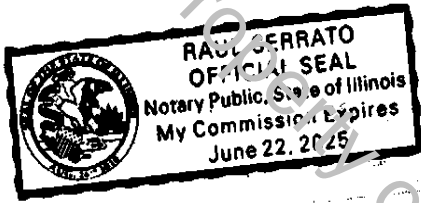
17-17-316-068-0000 | 20220301641143 | 0-232-181-136

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mary J Iacovetti, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed 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 3rd day of March, 2022.



Raul Serrato  
Notary Public

Prepared by:  
Serrato Law  
1310-A W. 18th Street  
Chicago, IL 60608

Mail to:  
Adam J Wilek  
1816 W Jackson Blvd  
Chicago IL 60607  
Name and Address of Taxpayer:  
Daniel B. Phalin  
237 S. Laflin St  
Chicago IL 60607

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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## ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exhibit A - Legal Description

THE NORTH 20.0 FEET OF THE SOUTH 75.42 FEET OF THE EAST 94.75 FEET OF THAT PART OF LOTS 12 TO 27, INCLUSIVE, ADDITION LOTS 29, 31, 33, 35, 37 AND 39 TOGETHER WITH THAT PART OF THE VACATED ALLEYS ADJOINING SAID LOTS IN SHARPE AND SMITH'S SUBDIVISION OF BLOCK 42 IN CANAL TRUSTEES SUBDIVISION OF THE WEST ½ AND THE WEST ¼ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT; COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN SHARPE AND SMITH'S SUBDIVISION AFORESAID (BEING ALSO THE INTERSECTION OF THE SOUTH LINE OF WEST POLK STREET WITH THE WEST LINE OF SOUTH LAFLIN STREET) AND RUNNING THENCE SOUTH 00 DEGREES 05 MINUTES 30 SECONDS EAST ALONG SAID WEST LINE OF SOUTH LAFLIN STREET A DISTANCE OF 137.07 FEET TO A POINT FOR THE POINT OF BEGINNING THENCE CONTINUING SOUTH 00 DEGREES 05 MINUTES 30 SECONDS EAST ALONG SAID WEST LINE OF SOUTH LAFLIN STREET A DISTANCE OF 318.59 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS WEST A DISTANCE OF 99.75 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST A DISTANCE OF 89.0 FEET; THENCE NORTH 25 DEGREES 12 MINUTES 20 SECONDS WEST A DISTANCE OF 39.64 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 53.0 FEET TO AN INTERSECTION WITH A LINE 143.0 FEET WEST OF AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH SAID WEST LINE OF SOUTH LAFLIN STREET THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE A DISTANCE OF 164.0 FEET TO A POINT 121.12 FEET SOUTH OF THE SOUTH LINE OF WEST POLK STREET THENCE EASTERLY ALONG A CURVED LINE CONVEXED TO THE NORTH AND HAVING A RADIUS OF 70.0 FEET (THE CENTER POINT FOR SAID RADIUS OF 70.0 FEET BEING 182.65 FEET SOUTH OF THE SOUTH LINE OF WEST POLK STREET AND 109.75 FEET WEST OF THE WEST LINE SOUTH LAFLIN STREET) A DISTANCE OF 83.65 FEET TO A POINT OF REVERSE CURVE (SAID POINT BEING 129.02 FEET SOUTH OF THE SOUTH LINE OF WEST POLK STREET AND 64.65 FEET WEST OF THE WEST LINE OF SOUTH LAFLIN STREET) THENCE EASTERLY ALONG A CURVED LINE CONVEXED TO THE SOUTH AND HAVING A RADIUS OF 60.0 FEET (THE CENTER POINT FOR SAID RADIUS OF 60.0 FEET BEING 83.05 FEET SOUTH OF THE SOUTH LINE OF WEST POLK STREET AND 26.0 FEET WEST OF THE WEST LINE OF SOUTH LAFLIN STREET) A DISTANCE OF 68.89 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.