

UNOFFICIAL COPY



Doc#: 2209621048 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/06/2022 07:58 AM Pg: 1 of 3



PTcaa-17912 1/2

Dec ID 20220301659689
ST/CO Stamp 1-827-306-896 ST Tax \$335.00 CO Tax \$167.50
City Stamp 2-095-742-352 City Tax: \$3,517.50


Mail To:

Precision Title Company
2050 E. Algonquin Rd #602
Schaumburg, IL 60173

WARRANTY DEED

| REAL ESTATE TRANSFER TAX | | 31-Mar-2022 |
|---|-----------|-------------|
|  | COUNTY: | 167.50 |
|  | ILLINOIS: | 335.00 |
| | TOTAL: | 502.50 |

13-22-321-063-0000 | 20220301659689 | 1-827-306-896

| REAL ESTATE TRANSFER TAX | | 31-Mar-2022 |
|---|----------|-------------|
|  | CHICAGO: | 2,512.50 |
| | CTA: | 1,005.00 |
| | TOTAL: | 3,517.50 * |

13-22-321-083-0000 | 20220301659689 | 2-095-742-352

* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:

Michael Mazek
3805 N. Lincoln Ave.
Chicago, IL 60613

THE GRANTOR, MICHAEL YEDINAK,
3218 N. Kilbourn Ave., Chicago, IL 60641

Conveys and Warrants to TAYLOR ^{Frances}KEEFER and FELIX ^{Manuel}ROBLES, not in Tenancy in Common but as Joint Tenants

4608 N. Long Ave. Apt 4608G Chicago Illinois 60641
Grantee's Address City State Zip

all interest in the following described Real Estate situated in the County of: Cook, State of Illinois, to wit:

(See Attached)


*both Single

Subject to: general real estate taxes not due and payable at time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to present usage of the premises; public and utility easements which serve the premises; public roads and highways; party wall rights and agreements. Grantor(s) also hereby releases and waives any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 13-22-321-083-0000

Property Address: 3218 N. Kilbourn Ave., Chicago, Illinois 60641

DATED this 31st day of March, 2022

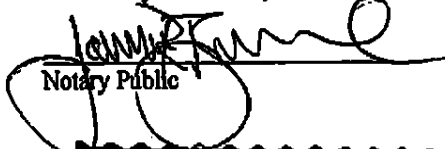
 (SEAL)
MICHAEL YEDINAK

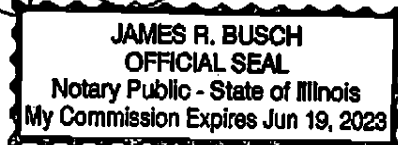
STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HERBY CERTIFY THAT: MICHAEL YEDINAK, appeared before me this day in person and delivered the said instrument as his 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 notarial seal,
this 31st day of March, 2022

Prepared By:
Clarke and Busch, Ltd
20 West Eastman Street, Suite 101
Arlington Heights, Illinois 60004
847-392-4450
lawoffice@clarkeandbuschlaw.com


Notary Public



MAIL TAX BILL TO:
Taylor Francis Keefen
3218 N Kilbourn Ave
Chicago IL 60641

UNOFFICIAL COPY

LEGAL DESCRIPTION

EXHIBIT "A"

File No.: PTC22-17912

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: PARCEL 3218 THAT PART OF THE SOUTH 10 ACRES OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE WEST 410 FEET AND EXCEPT THE EAST 33 FEET THEREOF TAKEN FOR A STREET AND EXCEPT THE NORTH 133 FEET THEREOF AND EXCEPT THE SOUTH 33 FEET TAKEN FOR BELMONT AVENUE THEREOF) IN SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THE EAST 100 FEET OF THE WEST 410 FEET OF THE SOUTH 10 ACRES OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE SOUTH 33 FEET THEREOF TAKEN FOR BELMONT AVENUE), IN SAID SECTION 22, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST BELMONT AVENUE, SAID NORTH LINE BEING 33 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 22 AND THE WEST LINE OF NORTH KILBOURN AVENUE, SAID WEST LINE BEING 33 FEET WEST OF THE EAST LINE OF WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 00 DEGREES 10 MINUTES 17 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTH KILBOURN AVENUE, 189.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 49 MINUTES 43 SECONDS WEST, 46.70 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 17 SECONDS WEST, 17.17 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 43 SECONDS EAST, 46.70 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 17 SECONDS EAST, 17.17 FEET TO THE POINT OF BEGINNING.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE KILBOURN COURT TOWNHOMES RECORDED AS DOCUMENT NUMBER 0418832056.

Commonly known as 3218 N. Kilbourn Avenue, Chicago, IL 60641
Parcel ID(s): 13-22-321-083-0000,