

# UNOFFICIAL COPY

2230979 (1)

**WARRANTY DEED  
TENANTS BY THE ENTIRETY  
Statutory (ILLINOIS)  
(Individual to Individual)**

Doc# 2214720425 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/27/2022 01:13 PM Pg: 1 of 3

Dec ID 20220501606068  
ST/CO Stamp 1-777-598-544 ST Tax \$305.00 CO Tax \$152.50  
City Stamp 0-482-345-040 City Tax: \$3,202.50

THE Grantors,  
Timothy P. Blaha and Tanya C. Blaha, fka Tanya C. Dammar, husband and wife, of 2016 N. Narragansett Ave., Chicago, IL, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Henry Young and Jasmine L. Young, husband and wife, not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety, of 3746 W. Windsor Ave., Chicago, IL, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached for legal description.

Subject To: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; general real estate taxes not due and payable at the time of closing.

Property Address: 2016 N. Narragansett Ave., Chicago, IL 60639

Permanent Index Number: 13-31-213-045-0000

RAPIE TITLE  
6081 W. NORTH AVE.  
OAK PARK, IL 60302

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, not as Joint Tenants, or as Tenants in Common, but as TENANTS BY THE ENTIRETY, FOREVER.

Dated this 18 day of May, 2022

Timothy P. Blaha  
Timothy P. Blaha

Tanya C. Blaha  
Tanya C. Blaha

REAL ESTATE TRANSFER TAX		27-May-2022
	CHICAGO:	2,287.50
	CTA:	915.00
	TOTAL:	3,202.50 *
13-31-213-045-0000   20220501606068   0-482-345-040		

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

REAL ESTATE TRANSFER TAX		27-May-2022
	COUNTY:	152.50
	ILLINOIS:	305.00
	TOTAL:	457.50
13-31-213-045-0000   20220501606068   1-777-598-544		

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State of Illinois

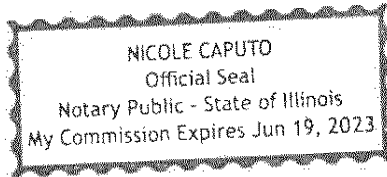
County of Cook (ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy P. Blaha and Tanya C. Blaha, personally known to me to be the same persons whose names 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 18 day of May, 2022

Commission expires 6-19-23

Notary Public [Signature]



This instrument was prepared by Pellegrini & Cristiano, 6817 W North Avenue, Oak Park, IL 60302.

Mail To:  
Steven Shaykin  
Steven M. Shaykin, P.C.  
5105 Tollview Drive  
Suite 265  
Rolling Meadows, IL 60008

Send Subsequent Tax Bills To:  
Henry G. Young and Jasmine L. Young  
2016 N. Narragansett Ave.  
Chicago, IL 60639

OR

Recorder's Office Box No.: \_\_\_\_\_

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT 'A' – LEGAL DESCRIPTION:

**PARCEL 1:**

THAT PART OF LOT 14 AND THE NORTH 8.0 FEET OF LOT 15, TAKEN AS A TRACT, IN BLOCK 4 IN GRAND HEIGHTS SUBDIVISION OF PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE 38.0 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 27 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 55.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 27 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 19.87 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 51 SECONDS EAST, A DISTANCE OF 38.0 FEET TO A POINT IN THE NORTH LINE OF SAID TRACT, SAID POINT BEING 75.06 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES 27 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 19.87 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 51 SECONDS WEST, A DISTANCE OF 38.0 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. ALSO; THE SOUTH 8.63 FEET OF THE NORTH 26.13 FEET OF THE WEST 22.0 FEET OF LOT 14 AND THE NORTH 8.0 FEET OF LOT 15, TAKEN AS A TRACT, IN BLOCK 4 IN GRAND HEIGHTS SUBDIVISION OF PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN THE PARTY WALL AGREEMENT, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND MUTUAL EASEMENT AGREEMENT FOR INGRESS, EGRESS, PUBLIC UTILITY AND REFUSE FOR 2012- 2018 N. NARRAGANSETT, CHICAGO, IL DATED MAY 3, 2005 AND RECORDED MAY 6, 2005 AS DOCUMENT NO. 0512603013

COMMONLY KNOWN AS: 2016 N. Narragansett Avenue, Chicago, IL 60639

PERMANENT INDEX NUMBER: 13-31-213-045-0000