

UNOFFICIAL COPY

Doc#. 2216606092 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/15/2022 01:05 PM Pg: 1 of 2

Dec ID 20220601637629
ST/CO Stamp 1-846-456-400 ST Tax \$300.00 CO Tax \$150.00
City Stamp 0-450-211-920 City Tax: \$3,150.00

(10P2)
CT 2216606092800P

WARRANTY DEED

THAT, ELSEN DESIR, a single man, of 5031 Crain St, Skokie, IL for and in consideration of Ten and 00/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

SHAWN A. HOWARD *A Single Man*

of 5310 N Winchester, Apt 2, Chicago, IL
the following described Real Estate situated in the County of COOK, in the State of ILLINOIS to wit:

PARCEL 1: THAT PART OF LOTS 1, 2, 3 AND 4, TAKEN AS A TRACT, IN BLOCK 12 IN CONGDON'S RIDGE ADDITION TO RODGER PARK IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 41 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST WESTERLY CORNER OF SAID TRACT; THENCE SOUTH 30 DEGREES 13 MINUTES 48 SECONDS EAST ALONG THE SOUTHWESTERLY LINE THEREOF 53.41 FEET; THENCE NORTH 57 DEGREES 14 MINUTES 41 SECONDS EAST 39.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 57 DEGREES 14 MINUTES 41 SECONDS EAST 17.09 FEET; THENCE NORTH 32 DEGREES 04 MINUTES 25 SECONDS WEST 39.93 FEET TO A NORTHWESTERLY LINE OF SAID TRACT; THENCE SOUTH 71 DEGREES 06 MINUTES 28 SECONDS WEST ALONG SAID NORTHWESTERLY LINE 17.55 FEET; THENCE SOUTH 32 DEGREES 04 MINUTES 25 SECONDS EAST 44.14 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 20628621.

PERMANENT INDEX NUMBER: 11-30-323-084-0000

PROPERTY ADDRESS: 2011 W CHASE AVENUE, #3, CHICAGO, IL 60645

SUBJECT ONLY TO THE FOLLOWING, IF ANY:

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; and general real estate taxes not due and payable at the time of Closing

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

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DATED THIS 9 DAY OF June, 2022

Elsen Desir
Elsen Desir

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

Elsen Desir

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.

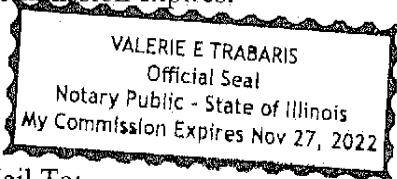
Given under my hand and official seal, this 9th day of June, 2021

Commission expires:

By:

Valerie Trabaris

NOTARY PUBLIC



Mail To:

HOWARD KAVENOW
134 N. LaSalle #1515
CHICAGO IL 60602

Send Subsequent Tax Bills To:

SHAW HOWARD
2011 W. CHASE #3
CHICAGO IL 60605

This instrument was prepared by:

Valerie E. Trabaris
Attorney at Law
403 N Wabash #8C
CHICAGO, IL 60611
(847) 770-0261

PROPERTY OF COOK COUNTY CLERK'S Office