

UNOFFICIAL COPY

Doc#: 2217449033 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/23/2022 01:37 PM Pg: 1 of 2

WARRANTY DEED ILLINOIS STATUTORY INDIVIDUAL

Prepared by:
Christine A. Zyzda
208 W. Washington St. Suite 1209
Chicago, IL 60606

Dec ID 20220501626902
ST/CO Stamp 1-711-597-648 ST Tax \$601.00 CO Tax \$300.50
City Stamp 0-637-855-824 City Tax: \$6,650.92

Mail Deed after recording to:
John Sumner Majer,
Law Office
1617 N. Hoyne,
Chicago, IL 60647

Name and Address of Taxpayer:
Raul A. Ortiz and Olivia Meza-Ortiz
2235 North Clifton Avenue C
Chicago, IL 60614

FATIC No.: AF1022296

THE GRANTOR(S) **William Cory Spence**, an unmarried person of the City of Chicago, County of Cook, State of IL 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 **Raul A. Ortiz and Olivia Meza-Ortiz**, married to each other, as joint tenants with the right of survivorship, and not as tenants in common, of Chicago, IL 60645 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; Private, public and utility easements and roads and highways; Party wall rights and agreements; General taxes not yet due and payable**

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): **14 32 206 041 0000**
Address(es) of Real Estate: **2235 North Clifton Avenue C Chicago, Illinois 60614**

Dated this 23 day of MAY, 2022

X [Signature]
William Cory Spence

FIRST AMERICAN TITLE
FILE # AF1022296

STATE OF ILLINOIS, COUNTY OF COOK SS 182
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William Cory Spence, 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 23 day of MAY, 2022.

[Signature]
Notary Public



First American
Title Insurance Company



Warranty Deed - Individual

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Exhibit "A" – Legal Description

PARCEL 1:

THE EAST 36 FEET OF THE WEST 104 FEET 1 INCH OF LOT 28 IN BLOCK 1 IN SUBDIVISION BY EDWARD GOODE OF LOT 3 AND PARTS OF LOTS 1 AND 2 IN BLOCK 11 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 1/3 OF LOT 28 (EXCEPT THE WEST 104 FEET 1 INCH THEREOF) IN BLOCK 1 IN SUBDIVISION BY EDWARD GOODE OF LOT 3 AND PARTS OF LOTS 1 AND 2 IN BLOCK 11 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT "1" THERETO ATTACHED DATED AUGUST 3, 1970 AND RECORDED AUGUST 4, 1970 AS DOCUMENT 21228094 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES SEPTEMBER 10, 1970 AS DOCUMENT LR 2520933 MADE BY OAK PARK NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 3, 1968 AND KNOWN AS TRUST NUMBER 8548; AND AS CREATED BY THE MORTGAGE FROM OAK PARK NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 3, 1968 AND KNOWN AS TRUST NUMBER 8548 TO NORTH FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO, A CORPORATION OF THE UNITED STATES OF AMERICA, DATED AUGUST 14, 1970 AND FILED SEPTEMBER 10, 1970 AS DOCUMENT LR 2520939 FOR THE BENEFIT OF PARCELS 1 AND 2 AFORESAID FOR INGRESS AND EGRESS OVER, UPON AND ACROSS:

THE NORTH 5 FEET HALF INCH OF THE WEST 16 FEET 6 1/2 INCHES OF LOT 28; THENCE SOUTH 3 FEET 5 1/4 INCHES OF THE NORTH 5 FEET HALF INCH OF THE EAST 25 FEET 9 1/2 INCHES OF THE WEST 42 FEET 4 INCHES OF LOT 28; THENCE SOUTH 3 FEET 6 1/4 INCHES OF THE NORTH 5 FEET 1 1/2 INCHES OF THE WEST 104 FEET 1 INCH OF LOT 28 (EXCEPT THE WEST 42 FEET 4 INCHES THEREOF) AND (EXCEPT THAT PART FALLING IN PARCELS 1 AND 2 AFORESAID)

ALSO

THE SOUTH 5 FEET HALF INCH OF THE WEST 16 FEET 8 1/4 INCHES OF LOT 27; THENCE NORTH 3 FEET 6 1/2 INCHES OF THE SOUTH 5 FEET HALF INCH OF THE WEST 42 FEET 4 INCHES OF LOT 27 (EXCEPT THE WEST 16 FEET 8 1/4 INCHES THEREOF); THENCE NORTH 3 FEET 4 1/2 INCHES OF THE SOUTH 4 FEET 10 1/2 INCHES OF THE WEST 104 FEET 1 INCH OF LOT 27 (EXCEPT THE WEST 42 FEET 4 INCHES THEREOF) AND (EXCEPT THAT PART FALLING IN PARCELS 1 AND 2 AFORESAID)

ALSO

THE EAST 3 FEET OF THE WEST 104 FEET 1 INCH OF LOTS 27 AND 28 AFORESAID (EXCEPT THAT PART FALLING IN PARCEL 2 AFORESAID).

