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## WARRANTY DEED

Doc# 2217933341 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/28/2022 01:37 PM Pg: 1 of 3

### MAIL TO:

Dec ID 20220301644709  
ST/CO Stamp 0-590-058-896 ST Tax \$303.00 CO Tax \$151.50  
City Stamp 1-219-188-112 City Tax: \$3,181.50

Werner Cavaero  
Courtney Bangert  
2010 N. Narragansett Ave.  
Chicago IL 60639

### TAXPEYER ADDRESS:

W. Cavaero and C. Bangert  
2010 N Narragansett  
Avenue Chicago IL 60639

THE GRANTOR, CHRIS COOPER\*, a married person (f/k/a CHRIS MATTHEWS), for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to COURTNEY BANGERT and ~~WERNER CAVERO~~, not as Tenants in Common, but as Joint Tenants, all interest in and to the following described Real Estate situated in legally described as: (\*Werner Cavaero) of 2929 N. Menard Ave, Chicago, IL

### PARCEL 1:

THAT PART OF LOT 15 (EXCEPT THE NORTH 8.0 FEET THEREOF) AND THE NORTH 16.0 FEET OF LOT 16, 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 OF 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 75.28 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 28.33 FEET TO THE EAST WALL OF A CONCRETE BLOCK GARAGE;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST WALL OF A CONCRETE BLOCK GARAGE, A DISTANCE OF 26.13 FEET;

THENCE NORTH 89 DEGREES 27 MINUTES 02 SECONDS WEST, A DISTANCE OF 22.0 FEET TO A POINT IN THE WEST LINE OF SAID TRACT, SAID POINT BEING 26.13 FEET NORTH OF THE SOUTHWEST CORNER OF SAID TRACT;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 11.87 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES 27 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 50.72 FEET TO POINT, SAID POINT BEING 74.89 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT;

THENCE SOUTH 00 DEGREES 35 MINUTES 32 SECONDS WEST, A DISTANCE OF 38.0 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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**PARCEL 2:**

**EASEMENT 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 2004-2010 N. NARRAGANSETT, CHICAGO, ILLINOIS DATED MAY 3, 2005 AND RECORDED MAY 6, 2005 AS DOCUMENT NO 0512603009 AND INGRESS AND EGRESS EASEMENT, THE NORTH 3.0 FEET OF LOT 15 (EXCEPT THE NORTH 8.0 FEET THEREOF) AND THE NORTH 16.0 FEET OF LOT 16, 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, AND INGRESS AND EGRESS EASEMENT, THE SOUTH 3.50 FEET OF THE EAST 35.54 FEET AND THE SOUTH 3.50 FEET OF THE WEST 20.44 FEET OF THE EAST 95.64 FEET OF LOT 15 (EXCEPT THE NORTH 8.0 FEET THEREOF) AND THE NORTH 16.0 FEET OF LOT 16, 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.**

SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes for 2021 and subsequent years.

***\*THIS IS NOT THE HOMESTEAD PROPERTY OF EITHER CHRIS COOPER OR HER SPOUSE.***

Permanent Index Number: 13-31-213-050-0000.

Address of Real Estate: 2010 N. Narragansett Avenue, Chicago, IL 60639.

Dated this 9<sup>th</sup> day of March, 2022.

Chris Cooper  
CHRIS COOPER

REAL ESTATE TRANSFER TAX		11-Mar-2022
CHICAGO:		2,272.50
CTA:		909.00
<b>TOTAL:</b>		<b>3,181.50 *</b>

13-31-213-050-0000 | 20220301644709 | 1-219-188-112

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

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHRIS COOPER personally known or proven to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 9<sup>th</sup> day of March, 2022.



Kevin F. Brennan  
NOTARY PUBLIC

Prepared by: Attorney Kevin F. Brennan 155 N. Michigan Ave, Suite 700, Chicago, IL 60601

REAL ESTATE TRANSFER TAX		11-Mar-2022
COUNTY:		151.50
ILLINOIS:		303.00
<b>TOTAL:</b>		<b>454.50</b>



13-31-213-050-0000 | 20220301644709 | 1-219-188-112

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## AFFIDAVIT OF METES AND BOUNDS

I, CHRIS MATTHEWS being duly sworn on oath, states that Affiant resides at 2010 North Narragansett Avenue, Chicago, IL 60639, and has personal knowledge of the facts recited herein. That the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

The division of subdivision is of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access.

The division is of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.

The sale or exchange is of parcels of land between owners of adjoining and contiguous land. The conveyance of parcels is of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.

The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.

The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the dedication of land impressed with a public use.

The conveyance is made to correct descriptions in prior conveyances.

The sale or exchange is of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.

The sale is of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

This conveyance is of land described in the same manner as title was taken by grantor(s).

**THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CHECKED.**

AFFIANT further states that affiant makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

*Chris Cooper, by Kevin Brennan,*  
*her attorney-in-fact*

SUBSCRIBED AND SWORN TO BEFORE ME

this 10<sup>th</sup> day of March, 2022

Kevin Brennan  
AFFIANT  
Notary Public

