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Doc#: 2219903034 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/18/2022 11:54 AM Pg: 1 of 4

Dec ID 20220601645409
ST/CO Stamp 0-958-723-152 ST Tax \$300.00 CO Tax \$150.00

CG 220034005PA
WARRANTY DEED *CG*

MAIL TO:

Katarzyna Sak
Law Office of Katarzyna Sak
7720 W. Touhy Ave.
Suite D
Chicago, IL 60631

NAME & ADDRESS OF TAXPAYER

Peter Bleka, AS TRUSTEE OF TRUST NO. 004811
4811 N. Olcott Ave.
Unit 605
Harwood Heights, IL 60706

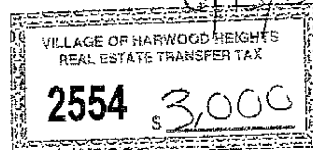
THE GRANTORS, FRANCESCA ORI f/k/a FRANCESCA PORCELLI married to Mark Ori, of 8158 Grand Ct., Niles, IL 60714, ENZA TICCONI f/k/a ENZA PORCELLI, married to Raymond Ticconi 7333 N. Octavia, Niles, IL 60714, and GIROLAMO RUGGIERO, unmarried, of 7205 W. Rascher, Chicago, IL 60656. for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY(s) AND WARRANT(s) to PETER BLEKA, AS TRUSTEE OF TRUST NUMBER 004811 DATED JUNE 3, 2022, ~~individually~~ all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

Permanent Real Estate Index Number: 12-12-425-009-1077
Property Address: 4811 N. OLCOTT AVE., UNIT 605, HARWOOD HEIGHTS, IL 60706

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; general real estate taxes not due and payable at the time of Closing; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS NOT HOMESTEAD PROPERTY.



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LEGAL DESCRIPTION

PARCEL 1:

UNITS 4811-605 IN THE CLOCK TOWER POINTE OF HARWOOD HEIGHTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL A:

LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 9 AND LOTS 4, 5 AND 6 TOGETHER WITH THE SOUTH HALF OF THE VACATED 16 FOOT ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 4, 5 AND 6 IN BLOCK 10; AND ALL OF VACATED GUNNISON STREET LYING BETWEEN AFORESAID BLOCKS 9 AND 10 IN OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST HALF OF THE SOUTH EAST QUARTER AND PART OF THE WEST HALF OF THE SOUTH EAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST HALF OF THE SOUTH EAST QUARTER AND PART OF THE WEST HALF OF THE SOUTH EAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 12, RECORDED APRIL 28, 1925 AS DOCUMENT 8886267, LYING WEST OF WEST LINE OF THE SOUTH 18.61 ACRES OF THE EAST 31.86 ACRES OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 12 AFORESAID, AND LYING SOUTH OF THE CENTER LINE OF ALLEY, EXTENDED EAST, IN BLOCK 10 IN OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR AFORESAID, (EXCEPTING THAT PART THEREOF FALLING IN LAWRENCE AVENUE), IN COOK COUNTY, ILLINOIS.

PARCEL C: THAT PART OF THE SOUTH 1861 ACRES OF THE EAST 31.86 ACRES OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF ALLEY, EXTENDED EAST, IN BLOCK 10 IN OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST QUARTER OF THE SOUTH EAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPTING FROM SAID TRACT OF LAND THE EAST 332.03 FEET) (MEASURED ON THE SOUTH LINE) AND ALSO (EXCEPTING THAT PART THEREOF WHICH LIES SOUTH OF THE SOUTH 50 FEET THEREOF), (MEASURED AT RIGHT ANGLES TO THE SOUTH LINE) IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0716903044, AND AS AMENDED BY DOCUMENTS 0724215000, AND 0923716029, AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P2-58 AND P2-59 AND STORAGE SPACE S2-58 AND S2-59, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0716903044 AND AS AMENDED BY DOCUMENTS 0724215000 AND 0923716029 AND AS FURTHER AMENDED FROM TIME TO TIME.

PIN: 12-12-425-009-1107

ADDRESS: 4811 N. OLCOTT AVE., UNIT 605, HARWOOD HEIGHTS, IL 60706

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STATE OF ILLINOIS)

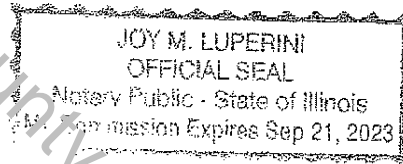
COUNTY OF COOK) ss.
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **GIROLAMO RUGGIERO, unmarried**, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the 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 and notarial seal, this 8 day of June, 2022.

Joy M. Luperini
Notary Public

This instrument was prepared by :
Ian D. Fidler
IDF LAW
8501 W. Higgins, Suite 440
Chicago, Illinois 60631



Property of Cook County Clerk's Office