

14205584

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2223016101 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/18/2022 03:36 PM Pg: 1 of 4

Dec ID 20220801605026  
ST/CO Stamp 0-052-441-680 ST Tax \$469.00 CO Tax \$234.50  
City Stamp 1-778-397-776 City Tax: \$4,924.50

### THE GRANTOR(S)

(The space above for Recorder's use only)

*a single person*  
Nuria Hernandez, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Kenneth Jaffe and Deborah Jaffe, husband and wife not in Tenancy in Common, but in **JOINT TENANCY** in the following described Real Estate situated in Cook County, Illinois, commonly known as 2722 West Byron Street, Chicago, IL 60618, legally described as:

#### PARCEL 1:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 24 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 24 AFORESAID;  
THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE THEREOF, 269.94 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN THE SUBDIVISION OF BLOCK 4 AND THAT PART OF BLOCK 5 LYING WEST AND NORTH OF THE CENTER LINE OF THE CHICAGO RIVER IN KINZIE'S SUBDIVISION OF THE NORTHEAST 1/4 OF AFORESAID;  
THENCE SOUTH 01 DEGREES 31 MINUTES 40 SECONDS EAST 50.00 FEET ALONG SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF IRVING PARK ROAD;  
THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST ALONG SAID SOUTH LINE 101.66 FEET;  
THENCE SOUTH 00 DEGREES 40 MINUTES 33 SECONDS EAST 61.12 FEET;  
THENCE EASTERLY 6.39 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 10.50 FEET CONVEX TO THE SOUTH AND WHOSE CHORD BEARS SOUTH 73 DEGREES 15 MINUTES 04 SECONDS EAST A DISTANCE OF 6.29 FEET;  
THENCE SOUTH 00 DEGREES 40 MINUTES 33 SECONDS EAST, 32.00 FEET;  
THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST 22.67 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST 15.00 FEET;  
THENCE SOUTH 00 DEGREES 40 MINUTES 33 SECONDS EAST, 80.00 FEET;  
THENCE SOUTH 89 DEGREES 19 MINUTES 27 SECONDS WEST, 15.00 FEET;  
THENCE NORTH 00 DEGREES 40 MINUTES 33 SECONDS WEST 80.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

# USI

#### PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR RIVER PARK NORTH HOMEOWNERS'

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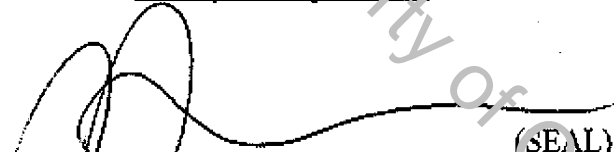
ASSOCIATION RECORDED APRIL 28, 2003 AS DOCUMENT NUMBER 0511812274 MADE BY IRVING PARK DEVELOPMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS DECLARANT FOR ACCESS, INGRESS AND EGRESS AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

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

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 in Tenancy in Common but in **JOINT TENANCY** forever.

Permanent Index Number (PIN): 13-24-200-051-0000  
Address(es) of Real Estate: 2722 West Byron Street, Chicago, IL 60618

Dated this 9th day of August, 2022

  
\_\_\_\_\_  
Nuria Hernandez\* (SEAL)

\_\_\_\_\_  
(SEAL)

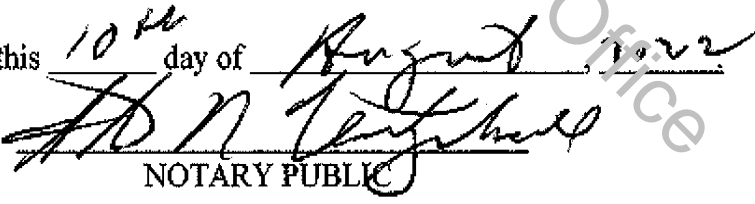
\*This is not homestead property

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 Nuria Hernandez personally known 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 10<sup>th</sup> day of August, 2022



  
\_\_\_\_\_  
NOTARY PUBLIC

Commission expires \_\_\_\_\_


This instrument was prepared by: Steven N. Fritzshall, 6584 N. Northwest Highway, Chicago, IL 60631

MAIL TO:  
Greg Braun  
4301 N. Damen Ave  
Chicago, IL 60618  
Or Recorder's Box No. \_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:  
Kenneth Jaffe and Deborah Jaffe  
3108 Cummings Lane  
Chevy Chase, MD 20815

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		10-AUG-2022
	CHICAGO:	3,517.50
	CTA:	1,407.00
	<b>TOTAL:</b>	<b>4,924.50 *</b>

13-24-200-051-0000 | 20220801605026 | 1-778-397-776

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



REAL ESTATE TRANSFER TAX		10-AUG-2022
	COUNTY:	234.50
	ILLINOIS:	469.00
	<b>TOTAL:</b>	<b>703.50</b>

13-24-200-051-0000 | 20220801605026 | 0-052-441-680

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## AFFIDAVIT OF METES AND BOUNDS

I, Maria Hernandez, being duly sworn on oath, states that Affiant resides at 2722 W Byron St 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 vacation 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.

SUBSCRIBED AND SWORN TO BEFORE ME

this 10 day of Aug, 2022

Revised October, 2008

\_\_\_\_\_  
AFFIANT

\_\_\_\_\_  
Notary Public

OFFICIAL SEAL  
ELIZABETH M CONDON  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 6/10/2025