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PT22-86507

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**Warranty Deed
Statutory (Illinois)**

Doc#: 2226613066 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/23/2022 11:03 AM Pg: 1 of 4

Dec ID 20220801620879
ST/CO Stamp 0-384-834-128 ST Tax \$312.00 CO Tax \$156.00
City Stamp 0-702-421-584 City Tax: \$3,276.00

The GRANTOR, ^{an unmarried man} WALLACE P. HONG, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

CEDRIC CIRIL and ~~MARIE GLADYS MAZZOLA CIRIL~~, husband and wife of
4754 N Virginia Ave - Apt 214 Chicago, IL 60625

not as Tenants in Common, nor as Joint Tenants, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: General real estate taxes for 2nd installment 2021 and subsequent years.

Permanent Real Estate Index Number(s): 11-31-213-032-0000

Address(es) of Real Estate: 1615 W. Greenleaf Ave., Unit A
Chicago, IL 60626

Dated this 25th day of August, 2022.

 (SEAL)
Wallace P. Hong

PROPER TITLE, LLC

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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 WALLACE P. HONG, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said 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 seal, this 25th day of August, 2022.

Commission expires: 12-8-22

Paul J Kulas
Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622



Mail to:

Kirk D. Langefeld, Esq.
26 Blaine St.
Hinsdale, IL 60521

Send subsequent tax bills to:

Cedric Ciril & Marie-G. Mazzola Ciril
1615 W. Greenleaf Ave., Unit A
Chicago, IL 60634

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EXHIBIT "A" LEGAL DESCRIPTION

Parcel 1: The West 24.21 feet of the East 70.63 feet of the North 47.50 feet of a tract of land bounded and described as follows: Commencing on the South line of Greenleaf Avenue, 92 feet and 6 inches West of the Northeast corner of Lot 1 in Block 27 in Rogers Park, in Section 32, Township 41 North, Range 14 East of the Third Principal Meridian, thence West on the South line of said Greenleaf Avenue, to the Northwest corner of Lot 22 in the Subdivision of Lots 1 to 7, inclusive, in said Block 27, thence South on the West line of said Lot 22 to the South line of said Lot 22, thence East along the South line of said Lot 22 and said South line extended East, to a point 92 feet 6 inches West of the Southeast corner of Lot 3 in said Block 27. Thence North to the place of beginning, except that part lying South of the North line of Lot 6 in the County Clerks Division of all of that part of Block 27 in Rogers Park, lying East of a line drawn from the Northeast corner of Lot 21 to the Southeast corner of Lot 8 in said Block 27 in said Rogers Park, a Subdivision of the Northeast 1/4 and that part of the Northwest 1/4 lying East of Ridge Road of Section 31, also the West 1/2 of the Northwest 1/4 of Section 32, all of Section 30, lying South of the Indian Boundary Line, All in Township 41 North, Range 14 East of the Third Principal Meridian, all in Cook County, Illinois.

Parcel 2: Easements as set forth in the Declaration of Easements and Covenants for Greenleaf Avenue Improvement Project and Exhibit 'A' hereto attached dated January 22, 1963 and recorded January 22, 1963 as Document 18 703 075 made by American National Bank and Trust Company of Chicago. as trustee under trust agreement dated September 25, 1962 and known as Trust No. 18186, and as created by deed from American National Bank, Trust No. 18186 recorded September 3, 1966 as Document 19 941 390 for the Benefit of Parcel 1 aforesaid for ingress and egress over, under and across: The West 4.0 feet of the East 48.42 feet (as measured on the North line) of the North 136.17 feet (except that part thereof falling in (Parcel 1 aforesaid) of a Tract of land described below:

Also the South 4.0 feet of the North 49.50 feet (except that part thereof falling in Parcel 1 aforesaid) of a tract of land described below:

Also the South 3.0 feet of the North 139.17 feet (except that part thereof falling in the following described premises:

Also the West 8.0 feet of the East 60.83 feet (except the North 136.17 feet thereof) of a tract of land bounded and described as follows: Commencing on the South line of Greenleaf Avenue 92 feet and 6 inches West of the North East Corner of Lot 1 in Block 27 in Rogers Park, in Section 32, Township 41 North, Range 14 East of the Third Principal Meridian, thence West on the South line of said Greenleaf Avenue, to the North West corner of Lot 22 in the subdivision of Lots 1 to 7, inclusive, in said Block 27, thence South on the West line of said Lot 22 to the South line of said Lot 22; thence East along the South line of said Lot 22 and said South line extended East, to a Point 92 feet 6 inches West of the South East corner of Lot 3 in said Block 27; thence North to the place of beginning, except that part lying South of the North Line of Lot 6 in the County Clerks Division of all of that part of Block 27 in Rogers Park, lying East of a line Drawn from the North East corner of Lot 21 to the South East corner of Lot 8 in said Block 27 in said Rogers Park, a subdivision of the North East Quarter and that part of the North West Quarter lying East of Ridge Road of Section 31, also the West half of the North West Quarter of Section 32, all of Section 30, lying south of the Indian Boundary line, All in Township 41 North, Range 14 East of the Third Principal Meridian, all in Cook County, Illinois. as measured at right angles to the South line of a tract of land described below.

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All of the above easements fall in a tract of land bounded and described as follows: Commencing on the South line of Greenleaf Avenue, 92 feet and 6 inches West of the Northeast corner of Lot 1 in Block 27 in Rogers Park, in Section 32, Township 41 North, Range 14 East of the Third Principal Meridian, thence West on the South line of said Greenleaf Avenue, to the Northwest corner of Lots 22 in the Subdivision of Lots 1 to 7, inclusive, in said Block 27; thence South on the West line of said Lot 22 to the South line of said Lot 22, thence East along the South line of said Lot 22 and said South line extended East, to a point 92 feet 6 inches West of the Southeast corner of Lot 3 in said Block 27, thence North to the place of beginning, except that part lying South of the North line of Lot 6 in the County Clerks Division of all of that part of Block 27 in Rogers Park, lying East of a line drawn from the Northeast corner of Lot 21 to the Southeast corner of Lot 8 in said Block 27 in Rogers Park, a Subdivision of the Northeast 1/4 and the part of the Northwest 1/4 lying East of Ridge Road Section 31, also the West 1/2 of the Northwest 1/4 of Section 32, all of Section 30, lying South of the Indian Boundary Line, all in Township 41 North, Range 14 East of the Third Principal Meridian, all Cook County, Illinois.

P.I. No.: 11-31-213-032-0000

Commonly known as: 1615 W. Greenleaf Ave., Unit A
Chicago, Illinois 60626

Property of Cook County Clerk's Office