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Doc#: 2310013196 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/10/2023 02:17 PM Pg: 1 of 3

Dec ID 20230301683804
ST/CO Stamp 0-464-946-384 ST Tax \$410.00 CO Tax \$205.00
City Stamp 1-317-962-960 City Tax: \$4,305.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Alyson Austin
303 Inverness Drive
Cary, IL 60013

(The Above Space for Recorder's Use Only)

THE GRANTOR Alyson Ausun, a single woman, of 303 Inverness Drive, Cary, IL 60013 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Chicago Title Land Trust #8002391183, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

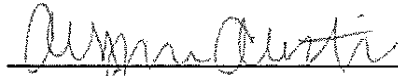
SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
Permanent Index Number(s): 17-05-318-051-0000

Property Address: 925 N. Willard Court, Unit 1E, Chicago, IL 60642

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: 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; and general real estate taxes not due and payable at the time of Closing.

Dated this 27 day of March, 2023.



Alyson Austin

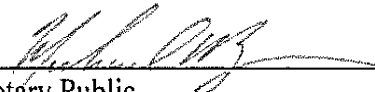
*This is not homestead property

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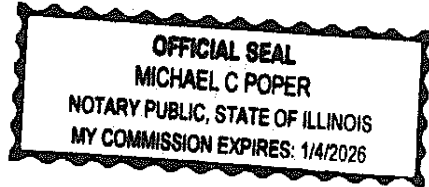
STATE OF ILLINOIS)
) SS,
COUNTY OF MCHENRY)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alyson Austin 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 she signed, sealed and delivered in the 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 notarial seal, this 27th day of March, 2023.



Notary Public



THIS INSTRUMENT PREPARED BY
Michael C. Poper
Vaclavek Hartman Vaclavek, PC
105 E. MAIN ST (NORTHWEST HWY)
Cary, IL 60013

MAIL TO:

SEVATO LAW LLC
1310 W. 18th ST., STE. A
CHICAGO, IL 60608

SEND SUBSEQUENT TAX BILLS TO:

Chicago Title Land Trust #8002391183
~~925 N. Willard Court, Unit 1E~~
~~Chicago, IL 60642~~
1813 W. 47th Street
Chicago, IL 60609

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOTS 11,12 AND 13 TAKEN AS A SINGLE TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES 37 MINUTES 01 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 47.18 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 37 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 46.19 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 20.29 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 40.83 FEET, THENCE NORTH 14 DEGREES 34 MINUTES 21 SECONDS WEST, 21.28 FEET TO THE PLACE OF BEGINNING ALL IN J. DINET'S SUBDIVISION OF THE EAST 1/2 OF OUTLOT 24 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF PARCEL ONE RESERVED IN DEED FROM LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 15, 1992 AND KNOWN AS TRUST NO. 117003 RECORDED AS DOCUMENT 98-506206 OVER THE AREA DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 11,12 AND 13 TAKEN AS A SINGLE TRACT OF LAND WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.70 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +21.70 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 11.65 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 21.61 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 6.78 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1.76 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 3.13 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 19.85 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 9.91 FEET TO THE PLACE OF BEGINNING ALL IN J. DINET'S SUBDIVISION OF THE EAST 1/2 OF OUTLOT 24 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.