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23191340070

Doc# 2319134007 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/10/2023 11:39 AM PG: 1 OF 5

WARRANTY DEED

RETURN TO:

Attorney Charles M. Howell
Consumer Legal Group, P.C.
15255 S. 94th Ave.
Fifth Floor
Orland Park, IL 60462

TAXES TO:

GRANTEES' ADDRESS:

Christopher G. Corrie and Melissa
A. Soria
1816 N. Spaulding Ave., Unit 2
Chicago, IL 60647

PREPARED BY:

Attorney E. Michael Groark, II
Law Office of Mike Groark, LLC
1405 S. 2nd St.
DeKalb, IL 60115
(815)787-7836

THIS INDENTURE made this 18TH day of February, 2023, between Jamey^{AI} Graham, and Kristin G. Graham for the sole purpose of releasing Homestead, husband and wife, parties of the first part, and Christopher G. Corrie and Melissa A. Soria, husband and wife, of the City of Chicago, County of Cook, and State of Illinois, parties of the second part:

WITNESSETH, that the parties of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in-hand paid, **CONVEY AND WARRANT** to the said parties of the second part, not as tenants in common and not as joint tenants, but as tenants by the entirety, the following described real estate to-wit:

“LEGAL DESCRIPTION ATTACHED”

situated in the City of Chicago, County of Cook, State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Commonly known as: 1816 N. Spaulding Ave., Unit 2, Chicago, IL 60647
Permanent Index No.: 13-35-409-056-0000

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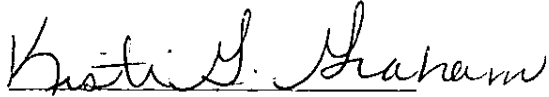
SUBJECT TO:

1. General real estate taxes for the year 2022, and subsequent years;
2. Easements, restrictions, conditions, and covenants of record, and building lines.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seal the day and year first above written.



 Jamey Graham



 Kristin G. Graham For the
 Sole Purpose of Releasing Homestead

STATE OF ILLINOIS)
) SS.
 COUNTY OF DEKALB)



I, the undersigned, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY that Jamey Graham and Kristin G. Graham, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 18 day of February, 2023.




 NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		10-Jul-2023
	COUNTY:	227.50
	ILLINOIS:	455.00
	TOTAL:	682.50

13-35-409-056-0000 | 20230701666495 | 1-021-992-656

REAL ESTATE TRANSFER TAX		10-Jul-2023
	CHICAGO:	3,412.50
	CTA:	1,365.00
	TOTAL:	4,777.50 *

13-35-409-056-0000 | 20230701666495 | 0-821-976-784

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

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LEGAL DESCRIPTION

Address: 1816 N. Spaulding Ave., Unit 2, Chicago, IL 60647

PIN: 13-35-409-056-0000

Parcel 1:

That part of Block 10 in E. Simon's Subdivision of the Southeast 1/4 of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing at the Northeast Corner of Block 10; Thence South 00 degrees 00 minutes 00 seconds West along the East line of said Block 10, Also being the West Right-of-Way line of Spaulding Avenue, a Distance of 431.50 Feet; Thence North 90 degrees 0 Minutes 0 seconds West, a distance of 74.33 feet; Thence South 0 Degrees 0 minutes 0 seconds East, a distance of 108.94 feet to the point of beginning; Thence continuing South 00 degrees 00 minutes 00 seconds West, along said line, a distance of 17.52 feet; Thence North 90 degrees 00 minutes 00 seconds West, a distance of 47.32 feet; Thence North 00 degrees 00 minutes 00 seconds East, a distance of 17.52 feet; Thence South 90 degrees 00 minutes 00 seconds East, a distance of 47.32 feet to the point of beginning, in Cook County, Illinois.

Parcel 2:

A non-exclusive easement for the benefit of Parcel 1 as created by grant of easement dated April 15, 2007 and recorded July 9, 2007 as Document 0719015163 from Parc Lofts Condominiums at Spaulding to A & A Development, LLC for the purpose of ingress and egress over the following described land: The West 30.00 feet of the East 74.33 feet of that part taken as a tract (Except the North 9.55 feet of the East 82.00 feet thereof):

That part of Block 10 in E. Simon's Subdivision of the Southeast 1/4 of Section 35, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing at the Northeast Corner of Block 10; Thence South 00 degrees 00 minutes 00 seconds West along the East line of said Block 10, a distance of 421.95 feet to the point of beginning; Thence continuing South 00 degrees 00 minutes 00 seconds West, along said East line of Block 10, a distance 157.51 feet to the North line of the Right of Way of the Chicago, Milwaukee and St. Paul Railroad Company; Thence North 89 degrees 32 minutes 42 seconds West along said Right of Way line, a distance 121.66 feet; Thence North 00 degrees 00 minutes 00 seconds East, a distance 147.00 feet; Thence South 90 degrees 00 minutes 00 seconds East, a distance 39.65 feet; Thence North 00 degrees 00 minutes 00 seconds East, a distance of 9.55 feet; Thence South 90 degrees 00 minutes 00 seconds East, a distance of 82.00 feet to the point of beginning, in Cook County, Illinois.

Parcel 3:

A non-exclusive easement for the benefit of Parcel 1 as created by grant of easement dated April 15, 2007 and recorded July 9, 2007 as Document 0719015163 from Parc Lofts Condominiums at Spaulding to A & A Development, LLC for the purpose of ingress and egress over the following described land: The North 9.55 feet of the East 82.00 feet of that part taken as a tract:

That part of Block 10 in E. Simon's Subdivision of the Southeast 1/4 of Section 35, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing at the Northeast Corner of Block 10; Thence South 00 degrees 00 minutes 00 seconds West along the East line of said Block 10, a distance of 421.95 feet to the point of beginning; Thence continuing South 00 degrees 00 minutes 00 seconds West, along said East line of Block 10, a distance 157.51 feet to the North line of the Right of Way of the Chicago, Milwaukee and St. Paul Railroad Company; Thence North 89 degrees 32 minutes 42 seconds West along said Right of Way line, a distance 121.66 feet; Thence North 00 degrees 00 minutes 00 seconds East, a distance 147.00 feet; Thence South 90 degrees 00

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minutes 00 seconds East, a distance 39.65 feet; Thence North 00 degrees 00 minutes 00 seconds East, a distance of 9.55 feet; Thence South 90 degrees 00 minutes 00 seconds East, a distance of 82.00 feet to the point of beginning, in Cook County, Illinois.

Parcel 4:

A non-exclusive easement for the benefit of Parcel 1 as created by grant of easement dated April 15, 2007 and recorded July 9, 2007 as Document 0719015163 from Parc Lofts Condominiums at Spaulding to A & A Development, LLC for the purpose of ingress and egress over the following described land:

The West 5 feet of that part taken as a tract:

That part of Block 10 in E. Simon's Subdivision of the Southeast 1/4 of Section 35, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing at the Northeast Corner of Block 10; Thence South 00 degrees 00 minutes 00 seconds West along the East line of said Block 10, a distance of 421.95 feet to the point of beginning; Thence continuing South 00 degrees 00 minutes 00 seconds West, along said East line of Block 10, a distance 157.51 feet to the North line of the Right of Way of the Chicago, Milwaukee and St. Paul Railroad Company; Thence North 89 degrees 32 minutes 42 seconds West along said Right of Way line, a distance 121.66 feet; Thence North 00 degrees 00 minutes 00 seconds East, a distance 147.00 feet; Thence South 90 degrees 00 minutes 00 seconds East, a distance 39.65 feet; Thence North 00 degrees 00 minutes 00 seconds East, a distance of 9.55 feet; Thence South 90 degrees 00 minutes 00 seconds East, a distance of 82.00 feet to the point of beginning, in Cook County, Illinois.

Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

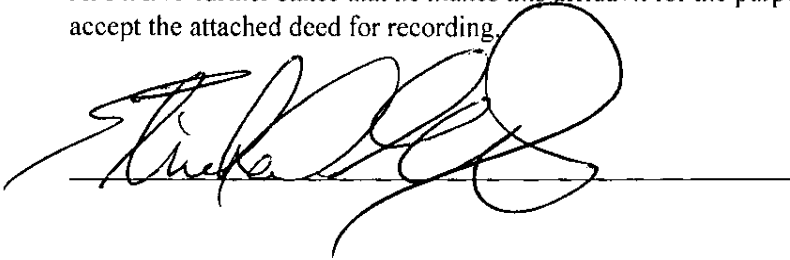
STATE OF ILLINOIS)
) SS.
COUNTY OF Du Page)

E. Michael Groark, II, being duly sworn on oath, states that he resides at DeKalb, IL.

And further states that: *(please check the appropriate box)*

- A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or,
- B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: *(please circle the appropriate number)*
 1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
 2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
 4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities or pipe lines which does not involve any new streets or easements of access.
 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 6. The conveyance 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 for public use.
 7. Conveyance made to correct descriptions in prior conveyance.
 8. The sale or exchange of parcels or tracts of land following the division into no more than 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.
 9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of a subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on the effective date of this amendatory Act of 1973.
 10. This conveyance does not subdivide any land.

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



Subscribed and Sworn to before me
this 17 day of MARCH, 2023.

Ashley Manley
NOTARY PUBLIC

