

# UNOFFICIAL COPY

Doc#: 2321613367 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/04/2023 03:29 PM Pg: 1 of 5

Dec ID 20230701678390  
ST/CO Stamp 1-851-976-144 ST Tax \$138.00 CO Tax \$69.00  
City Stamp 0-593-160-656 City Tax: \$1,449.00



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR(S), FELIX MELENDEZ and ROSARIO DIAZ, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and Warrant to RENEE KALISH of <sup>AN UNMARRIED WOMAN/WIDOWER</sup> 1707 KEEFEY ST. EVANSTON, IL 60202 all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2022 and subsequent years hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 10-36-100-018-1127

Address of Real Estate: 7061 North Kedzie Avenue, Unit 905, Chicago, Illinois 60645

SIGNATURE PAGES TO FOLLOW

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Dated this 14 day of July

*Felix Melendez*  
FELIX MELENDEZ

STATE OF CT COUNTY OF New Haven ss. milford

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT FELIX MELENDEZ 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 official seal, this 14<sup>th</sup> day of July 2023


*Lori Semrau*  
(Notary Public)



Lori Semrau  
Notary Public-Connecticut  
Commission Expires  
August 31, 2024

Prepared By: Jonathan Groll  
830 North Blvd., Suite A  
Oak Park, Illinois 60301

Mail To:  
RENEE KALISH  
1707 KANNEY ST  
EVANSTON, IL 60202

Name & Address of Taxpayer:  
  
RENEE KALISH  
7061 North Kedzie Avenue, Unit 905  
Chicago, Illinois 60645  
1707 KANNEY ST  
EVANSTON, IL 60202

REAL ESTATE TRANSFER TAX		03-Aug-2023
	CHICAGO:	1,035.00
	CTA:	414.00
	TOTAL:	1,449.00 *
10-36-100-018-1127   20230701678390   0-593-160-656		
Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		03-Aug-2023
	COUNTY:	69.00
	ILLINOIS:	138.00
	TOTAL:	207.00
10-36-100-018-1127   20230701678390   1-851-976-144		

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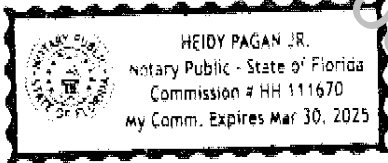
Dated this 14<sup>th</sup> day of July, 2023

Rosario Diaz  
ROSARIO DIAZ

STATE OF Florida COUNTY OF Polk ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ROSARIO DIAZ 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 official seal, this 14<sup>th</sup> day of July, 2023



Heidi Pagan Jr. (Notary Public)

**Prepared By:** Jonathan Groll  
830 North Blvd., Suite A  
Oak Park, Illinois 60301

**Mail To:**

RENEE KALISH  
1707 KEENEY ST  
EVANSTON, IL 60202

**Name & Address of Taxpayer:**

RENEE KALISH  
7061 North Kedzie Avenue, Unit 905  
Chicago, Illinois 60645  
1707 KEENEY ST  
EVANSTON, IL 60202

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BW23066300

## Exhibit A

### PARCEL 1:

UNIT 9-05 AS SHOWN AND IDENTIFIED ON THE SURVEY OF THAT PART OF A TRACT OF LAND CONSISTING OF BLOCKS 4 AND 5 TOGETHER WITH ALL THAT PART OF VACATED NORTH ALBANY AVENUE, LYING NORTH OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED WEST LUNT AVENUE AND LYING SOUTH OF THE NORTH LINE OF SAID BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF VACATED WEST ESTES AVENUE; TOGETHER WITH ALL OF VACATED WEST LUNT AVENUE, LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE AND TOGETHER WITH ALL OF VACATED WEST ESTES AVENUE, LYING EAST OF THE EAST LINE OF SAID NORTH KEDZIE AVENUE, ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 505.51 FEET, THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACT 681.49 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 505.49 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 681.82 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY WINSTON GARDENS INC, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 20520335 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE ABOVE DESCRIBED LAND, EXCEPTING THEREFROM ALL OF THE UNITS, AS DEFINED AND SET FORTH IN THE SAID DECLARATION AND SURVEY;

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH BY A DECLARATION OF EASEMENT DATED JUNE 03,1968 AND RECORDED JUNE 14,1968 AS DOCUMENT NUMBER 20520336 AND AS CREATED BY DEED FORM WINSTON DEVELOPMENT CORPORATION TO SARAH WIGOD RECORDED SEPTEMBER 19,1968 AS DOCUMENT NUMBER 20620304;

FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE FOLLOWING STRIP OF LAND: THE NORTH 30 FEET AS MEASURED AT 90 DEGREES TO THE NORTH LINE THEREOF OF A TRACT OF LAND CONSISTING OF BLOCKS 4 AND 5 TOGETHER WITH ALL THAT PART OF VACATED NORTH ALBANY AVENUE LYING NORTH

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OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED LUNT AVENUE AND LYING SOUTH OF THE NORTH LINE OF SAID BLOCK 5 THENCE EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF VACATED WEST ESTES AVENUE TOGETHER WITH ALL OF VACATED WEST LUNT AVENUE, LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE AND TOGETHER WITH ALL OF VACATED WEST ESTES AVENUE LYING EAST OF THE EAST LINE OF KEDZIE AVENUE, ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE ABOVE DESCRIBED TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 505.51 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACT 681.49 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 505.49 FEET TO THE SOUTHEAST 1/4 OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 681.82 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 10-36-100-018-1127

For Informational Purposes only: 7061 North Kedzie Avenue, Unit 905, Chicago, IL 60645

Property of Cook County Clerk's Office