

# UNOFFICIAL COPY

Doc#: 2330012105 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/27/2023 02:46 PM Pg: 1 of 4

## WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20231001645428  
ST/CO Stamp 1-999-767-504 ST Tax \$240.00 CO Tax \$120.00  
City Stamp 0-105-908-176 City Tax: \$2,520.00

The GRANTOR, **Miriam R. Coven**, a single woman of Chicago, Illinois, for and in consideration of TEN & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, GRANTS, CONVEYS and WARRANTS to **Barbara S. Moss**, a single woman, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**See Exhibit A attached hereto.**

**Address of Property:** 7141 N. Kedzie Avenue, Unit 804, Chicago, IL 60645

**Permanent Real Estate Index Number(s):** 10-36-100-015-1110

**SUBJECT TO:** general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of records; and building lines and easements.

*[SIGNATURE PAGE TO FOLLOW]*

FIDELITY NATIONAL TITLE  
SC23017459

# UNOFFICIAL COPY

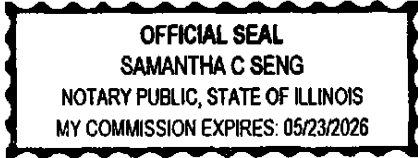
Dated this 18 day of October, 2023

Miriam R. Coven  
**Miriam R. Coven**

STATE OF ILLINOIS     )  
  )     SS  
COUNTY OF COCK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Miriam R. Coven**, the person 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 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 18th day of October, 2023.



[Signature]  
(Notary Public)

**Prepared By:**  
Larry H. Pachter, Esq.  
Pachter, Gregory, & Raffaldini, P.C.  
100 Village Green, Suite 200  
Lincolnshire, IL 60069

Grantee's Address  
**Name & address of Taxpayer and after recording return to:**  
Barbara S. Moss  
7141 N. Kedzie Avenue, Unit 304  
Chicago, IL 60645

# UNOFFICIAL COPY

## EXHIBIT A

PARCEL 1: UNIT 804 AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 33 FEET THEREOF THE EAST 698 FEET THEREOF, AND THE WEST 40 FEET THEREOF AND EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF WEST TOUHY AVENUE AT A POINT 26 FEET EAST OF THE INTERSECTION OF THE EAST LINE OF NORTH KEDZIE AVENUE AND THE SOUTH LINE OF WEST TOUHY AVENUE; THENCE SOUTH PARALLEL TO SAID LINE OF NORTH KEDZIE AVENUE 100 FEET; THENCE SOUTHWEST 352.26 FEET TO A POINT ON SAID EAST LINE OF NORTH KEDZIE AVENUE, SAID POINT BEING 450.00 FEET SOUTH OF SAID SOUTH LINE OF WEST TOUHY AVENUE; THENCE NORTH ALONG SAID EAST LINE OF NORTH KEDZIE AVENUE, 450.00 FEET, TO SAID SOUTH LINE OF WEST TOUHY AVENUE; THENCE EAST, ALONG SAID SOUTH LINE OF WEST TOUHY AVENUE, 26.00 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY CENTEX HOMES CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 21906206 TOGETHER WITH AN UNDIVIDED 49.42% INTEREST IN THE ABOVE DESCRIBED PARCEL, EXCEPTING THEREFROM ALL OF THE UNITS, AS DEFINED AND SET FORTH IN THE SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENT DATED JUNE 3, 1963 AND RECORDED JUNE 14, 1968 AS DOCUMENT 20520336 MADE BY WINSTON GARDENS, INCORPORATED, A CORPORATION OF ILLINOIS, FOR VEHICULAR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED 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 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 BLOCKS EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF VACATED WEST ESTES AVENUE, TOGETHER WITH ALL OF THE VACATED WEST LUNT AVENUE, LYING EAST OF THE EAST LINE OF KEDZIE AVENUE AND TOGETHER WITH ALL OF VACATED WEST ESTES AVENUE, LYING EAST OF THE EAST LINE OF NORTH 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 501.51 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.

**Address of Property:** 7141 N. Kedzie Avenue, Unit 804, Chicago, IL 60645

**PIN No.:** 10-36-100-015-1110

**UNOFFICIAL COPY****REAL ESTATE TRANSFER TAX**

25-Oct-2023



<b>COUNTY:</b>	120.00
<b>ILLINOIS:</b>	240.00
<b>TOTAL:</b>	360.00

10-36-100-015-1110

| 20231001645428 | 1-999-767-504

**REAL ESTATE TRANSFER TAX**

25-Oct-2023



<b>CHICAGO:</b>	1,800.00
<b>CTA:</b>	720.00
<b>TOTAL:</b>	2,520.00 *

10-36-100-015-1110 | 20231001645428 | 0-105-908-176

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

Property of Cook County Clerk's Office