

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)
(Individual to Corporation)



2420018038

Doc# 2420018038 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 7/18/2024 11:01 AM

PAGE: 1 OF 4

Above Space for Recorder's Use Only

18 221 (W) 23- 01514 (1) 117

THE GRANTOR(S) Darryl Farrow, a single person, in the city of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to Cartus Financial Corporation, a corporation created and existing under and by virtue of the laws of the State of Delaware, having a principal place of business at 40 Apple Ridge Road, Danbury, CT 06810

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

SUBJECT TO: General taxes for 2023 and subsequent years and (SEE ATTACHED)

Permanent Real Estate Index Number(s): 17-27-129-044-0000

Address(es) of Real Estate: 2513 South Calumet Avenue, Chicago, Illinois 60616

Dated this 4 day of November, 2023

X Darryl Farrow (SEAL)

Darryl Farrow

X _____ (SEAL)

(SEAL)

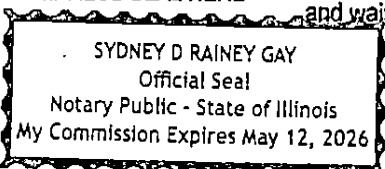
(SEAL)

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, Given under my hand and official seal, this 4 day of November, 2023

X Sydney D Rainey Gay
Notary Public

in the state aforesaid, DO HEREBY CERTIFY that Darryl Farrow, are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE



S Y
P 4
S Y-1
SC
INT 24

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Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

Property of Cook County Clerk's Office

This instrument was prepared by: Peter L. Marx, 7104 West Addison, Illinois 60634 (773) 283-8960

~~MAIL TO:~~
Peter L. Marx
Attorney at Law

7104 West Addison
Chicago, Illinois 60634

SEND SUBSEQUENT TAX BILLS TO:
Mardan Settlement Services
Attn: Al Deterding

3001 Leadenhall Road
Mount Laurel, NJ 08054

After Recording Return to:

Burnet Title - Post Closing
One Parkview Plaza, Suite 750
Oakbrook Terrace, IL 60181

REAL ESTATE TRANSFER TAX



16-Jul-2024

COUNTY: 267.50
ILLINOIS: 535.00
TOTAL: 802.50

17-27-123-044-0000

20240601630297 | 0-049-998-640

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One Parkview Plaza, Suite 750
Oakbrook Terrace, IL 60181
Telephone: (847) 349-5450

Burnet File Number: 2210023-01514

EXHIBIT A

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Cook, state of Illinois, and is described as follows:

PARCEL 1:

THAT PART OF LOT 1 IN ANTONIO'S SUBDIVISION, BEING A RESUBDIVISION IN THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ANTONIO'S SUBDIVISION RECORDED APRIL 9, 2007 AS DOCUMENT NO. 0709906052, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 116.40 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST, 4.48 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 43 SECONDS WEST, 112.10 FEET TO AN INTERSECTION WITH THE CENTER OF A PARTY WALL EXTENDED WEST FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 45 MINUTES 32 SECONDS EAST ALONG THE CENTER OF SAID PARTY WALL AND WESTERLY EXTENSION, 49.69 FEET TO THE EAST FACE OF A BRICK BUILDING; THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST, 0.32 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE NORTH 89 DEGREES 59 MINUTES 42 SECONDS WEST ALONG THE FACE OF SAID BUILDING, 3.69 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST ALONG THE FACE OF SAID BUILDING, 16.60 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE SOUTH 89 DEGREES 59 MINUTES 42 SECONDS WEST ALONG THE FACE OF SAID BUILDING, 3.69 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST ALONG THE FACE OF SAID BUILDING, 0.32 FEET TO AN INTERSECTION WITH THE CENTER OF A PARTY WALL; THENCE NORTH 89 DEGREES 53 MINUTES 17 SECONDS WEST ALONG THE CENTER OF SAID PARTY WALL AND WESTERLY EXTENSION THEREOF, 49.69 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 43 SECONDS EAST, 17.35 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE GRANT OF ACCESS EASEMENT RECORDED AS DOCUMENT NO. 0713115096 AND IN GRANT OF ACCESS EASEMENTS: PHASE 1 RECORDED AS DOCUMENT NO. 0719715111 AND THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS AND PARTY WALL RIGHTS FOR THE EASTGATE VILLAGE HOMEOWNERS ASSOCIATION RECORDED AS DOCUMENT NO. 0713115097 AND AS AMENDED FROM TIME TO TIME, AND THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS FOR THE TOWNHOMES AT EASTGATE VILLAGE TOWNHOUSE ASSOCIATION, RECORDED AS DOCUMENT NUMBER NO. 0719715113 AND AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by **TITLE RESOURCES GUARANTY COMPANY**. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

American Land Title Association Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)

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One Parkview Plaza, Suite 750
Oakbrook Terrace, IL 60181
Telephone: (847) 349-5450


Burnet File Number: 2210023-01514

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, ACROSS AND UPON THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF ACCESS EASEMENT DATED APRIL 6, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT 0610118091 MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, LLC.

PARCEL 4:

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR UTILITY PURPOSES UNDER, THROUGH AND ACROSS THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF UTILITY EASEMENT DATED APRIL 6, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT NO. 0610118089 MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, LLC, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 17-27-129-044-0000

REAL ESTATE TRANSFER TAX		26-Jun-2024
	CHICAGO:	4,012.50
	CTA:	1,605.00
	TOTAL:	5,617.50 *
17-27-129-044-0000 20240601630297 0-458-015-536		
* Total does not include any applicable penalty or interest due.		

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