

UNOFFICIAL COPY

Warranty Deed Statutory (ILLINOIS)(General)

THE GRANTOR, SMITHFIELD PROPERTIES II, L.L.C., an Illinois limited liability company, of 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 consideration in hand paid, CONVEYS and WARRANTS to JON D. COHEN and LESLEE M. COHEN 70 West Burton Place, #301, Chicago, Illinois 60610 husband and wife as TENANTS BY THE ENTIRETY and not as joint tenants with a right of survivorship, or tenants in common, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See next page for legal description.) 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 not as tenancy in common, not in joint tenancy, but as TENANTS BY THE ENTIRETY, FOREVER.

* THIS DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION**
Permanent Index Number (PIN): 14-31-323-018, 020
Address of Real Estate: 2038-B West Willow, Townhouse 30, Chicago, Illinois 60647

0010217758
9923/0029 30 001 Page 1 of 4
2001-03-20 10:00:34
Cook County Recorder 27.50

99460645

4982/D103 30 001 Page 1 of 2
1999-05-12 15:33:21
Cook County Recorder 23.50



reserved for Recorder.

98020274/983

SEE STAMP ON Doc# 99460645

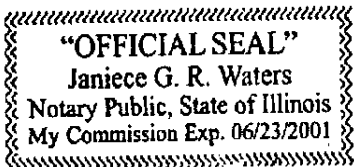
DATED this 11 day of May, 1999.

SMITHFIELD PROPERTIES II, L.L.C.

By Charles Alexander
Charles E. Alexander, attorney pursuant to
Power of Attorney

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Charles E. Alexander, 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 on behalf of SMITHFIELD PROPERTIES II, L.L.C., for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



IMPRESS SEAL HERE

Given under my hand and official seal, this 11 day of May, 1999.

My commission expires 6/23/2001, 12.

Janiece G. Waters
NOTARY PUBLIC

This instrument was prepared by

Charles E. Alexander, Katz Randall & Weinberg, 333 W. Wacker, Chicago, IL 60606

UNOFFICIAL COPY

Legal Description

99460645

of the premises commonly known as 2038-B West Willow, Townhouse 30, Chicago, Illinois 60647

Parcel 30: The North 18.01 feet of the South 59.31 feet of the following described property: Those portions of Lots 1 through 27, both inclusive, in Block 3 in Bradwell's Addition to Chicago in the Southwest Quarter of Section 31, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, together with part of the vacated alleys in said Block 3 and part of vacated West Willow Street which are described as follows: commencing at the Northeast corner of North Hoyne Avenue and West Willow Street, said point being 11.70 feet South of the Southwest corner of Lot 6 in said Block 3 aforesaid, and being established by vacation ordinance passed by the City Council of the City of Chicago on the 27th day of April 1914 and recorded in the Recorder's Office of said Cook County on the 27th day of May, 1914 as document no. 5425936; Thence North 89° 22' 10" East along said South line of vacated Willow Street 183.0 feet to the point of beginning; Thence North 00° 37' 50" West 23.28 feet; Thence North 89° 22' 10" West 1.01 feet; Thence North 00° 37' 50" West 18.02 feet; Thence North 89° 22' 10" West 5.01 feet; Thence North 00° 37' 50" West 18.01 feet; Thence North 89° 22' 10" East 10.85 feet; Thence North 00° 37' 50" West 20.50 feet; Thence North 89° 22' 10" East 36.62 feet; Thence South 00° 37' 50" East 20.50 feet; Thence South 89° 22' 10" West 11.02 feet; Thence South 00° 37' 50" East 18.01 feet; Thence South 89° 22' 10" West 5.0 feet; Thence South 00° 37' 50" East 18.02 feet; Thence South 89° 22' 10" West 4.87 feet; Thence South 00° 37' 50" East 23.28 feet to the South line of vacated Willow Street aforesaid; Thence South 89° 22' 10" West along said South line 32.60 feet to the point of beginning, in Cook County, Illinois.

SUBJECT TO:

General real estate taxes not yet due and payable; applicable zoning and building laws and building line restrictions, and ordinances; acts done or suffered by Grantee or anyone claiming by, through or under Grantee; streets and highways, if any; utility easements, if any, whether recorded or unrecorded; covenants, conditions, restrictions, easements, permits and agreements of record.



MAIL TO:
 JANE D. KAPLAN
 (Name)
 100 W. WASHINGTON ST #2015
 (Address)
 CHICAGO, IL 60602
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

JON + LESLEE COHEN
 (Name)
 2038-B W. WILLOW ~~Townhouse 30~~
 (Address)
 CHICAGO, IL 60647
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

0010217758

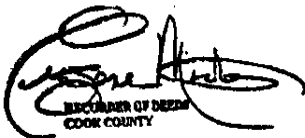
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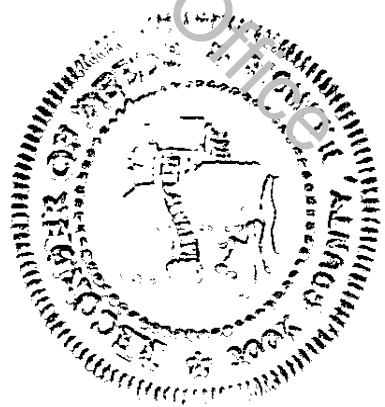
0010217758

Property of Cook County Clerk's Office

I CERTIFY THAT THIS
IS A TRUE AND CORRECT COPY
OF DOCUMENT # 99460645

MAR 19 2001


RECORDER OF DEEDS
COOK COUNTY



UNOFFICIAL COPY

0010217758

CORRECTED LEGAL DESCRIPTION

LEGAL DESCRIPTION

Commitment No.: 98090074

PARCEL 1:
(PARCEL 30)

THE NORTH 18.01 FEET OF THE SOUTH 59.31 THE FOLLOWING DESCRIBED PROPERTY: THOSE PORTIONS OF LOTS 1 THROUGH 27, BOTH INCLUSIVE , IN BLOCK 3 IN BRADWELL'S ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH PART OF THE VACATED ALLEYS IN SAID BLOCK 3 AND PART OF VACATED WEST WILLOW STREET WHICH ARE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF NORTH HOYNE AVENUE AND WEST WILLOW STREET , SAID POINT BEING 11.70 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 6 IN SAID BLOCK 3 AFORESAID, AND BEING ESTABLISHED BY VACATION ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 27TH DAY OF APRIL 1914 AND RECORDED IN THE RECORDER'S OFFICE OF SAID COOK COUNTY ON THE 27TH DAY OF MAY, 1914 AS DOCUMENT NO. 5425936: THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE OF VACATED WILLOW STREET 183.0 TO THE POINT OF THE BEGINNING; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 23.28 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 1.01 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 18.02 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 5.01 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 18.07 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 10.85 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 20.50 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 36.62 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 20.50 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 11.02 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 18.01 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 5.0 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 18.02 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 4.87 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 23.28 FEET TO THE SOUTH LINE OF VACATED WILLOW STREET AFORESAID; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE 32.60 FEET TO TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE DECLARATION FOR WILLOW COURT TOWNHOMES RECORDED OCTOBER 7, 1998 AS DOCUMENT NUMBER 98901388.