

UNOFFICIAL COPY

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9793/0008 50 001 Page 1 of 3
2002-08-02 10:41:58
Cook County Recorder 25.50

WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL

MAIL TO:
THOMAS J. SUICH, Esq., Esq
Attorney at Law
3088 Kentshire Circle
Naperville, Illinois 60564



0020847619

02-418500
D.C.P.

GRANTORS, MARCO COZZONE and MICHELE COZZONE, husband and wife, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY and WARRANT to MATTHEW DILLIG ^{Dillig} GINA ^{married to} WEST, 2021 West Willow Unit 206, in the City of Chicago, County of Cook, State of Illinois, the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; Conditions covenants and restrictions of record; Building lines and easements if any, so long as they do not interfere with Grantees' use and enjoyment.

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 in tenancy in common, and not as Joint Tenants but as Tenants by the Entirety.~~

Permanent Index Number: 14-31-323-023-0000 Volume
Property Address: 1767 North Hoyne Unit C, Chicago, Illinois 60647

DATED this 15th day of July, 2002.

Marco Cozzone

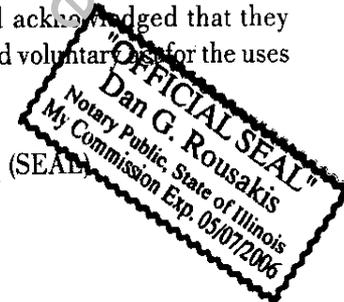
Michele Cozzone

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

I, Dan G. Rousakis a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY, that the above named persons whose name are subscribed to foregoing instrument, appeared before me this day, and acknowledged that they signed sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Dan G. Rousakis



This document prepared by:
DAN G. ROUSAKIS
Attorney at Law
7627 West Lake Street
Suite 203
River Forest, Illinois 60305
(708) 771-3849
A:\Cozzone.131\DOCS\DEEDIND

Send future tax bills to:
Matt Dillis
1767 N. Hoyne Unit C
Chicago, IL 60647

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LEGAL DESCRIPTION:

0020847619

Parcel 1:

THE EAST 35.81 FEET OF THE WEST 96.90 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 00 DEGREES 02 MINUTES 37 SECONDS EAST ALONG THE EAST LINE OF NORTH HOYNE AVENUE 110.73 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 23 SECONDS EAST 8.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 31.13 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 1.80 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 29.96 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 1.68 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 71.77 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 1.25 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 59.90 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 1.46 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 30.06 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 22.95 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 30.06 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 1.51 FEET; THENCE 89 DEGREES 22 MINUTES 10 SECONDS WEST 59.90 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 1.17 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 71.77 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 1.88 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 29.96 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 1.76 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 31.13 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 22.92 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

South

Parcel 2:

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

A:\Cozzone.1311\DOCS\LGLEDESC

City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp

284241

\$3,281.25

07/30/2002 10:51 Batch 14377 17

UNOFFICIAL COPY

SCHEDULE A - Page 2

LEGAL DESCRIPTION

0020847619

Commitment No. 02-41855

THE EAST 35.81 FEET OF THE WEST 96.90 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 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PARTS OF THE 2 VACATED ALLEYS IN SAID BLOCK 3 AND PART OF VACATED WEST WILLOW STREET, 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, AND ESTABLISHED BY VACATION ORDINANCE RECORDED AS DOCUMENT 5425936; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, ALONG THE EAST LINE OF NORTH HOYNE AVENUE, 110.73 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 23 SECONDS EAST, 8.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST, 31.13 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST, 1.80 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST, 29.96 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST, 1.68 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST, 71.77 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST, 1.25 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST, 59.90 FEET; THENCE SOUTH 00 SECONDS 37 MINUTES 50 SECONDS EAST, 1.46 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST, 30.06 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST, 22.95 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST, 30.06 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST, 1.51 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST, 59.90 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST, 1.17 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST, 71.77 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST, 1.88 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST, 29.96 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST, 1.76 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST, 31.13 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST, 22.92 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	 AUG. -1.02	0021875
	REVENUE STAMP	FP326670

0000084270

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	 AUG. -1.02	0043750
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP326660

0000042870