

UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:

Terry Gawryk
Attorney at Law
4964 N. Milwaukee Avenue
Chicago, Illinois 60630

0020888483

1027/0054 32 001 Page 1 of 3
2002-08-14 08:50:33
Cook County Recorder 25.00



0020888483

NAME & ADDRESS OF TAXPAYER:

Andrew Dzulynsky and Michelle Dzulynsky
2038B W. Willow
Chicago, Illinois 60647

THE GRANTORS, JON COHEN and LESLEE COHEN, husband and wife, of 2038 West Willow, Chicago, Illinois for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to ANDREW DZULYNSKY and MICHELLE DZULYNSKY, husband and wife, not as joint tenants of tenants in common, but as tenants by the entirety 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 only to the following, if any: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate. and 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: 14-31-323-050-0000

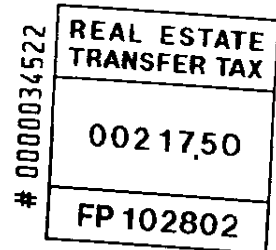
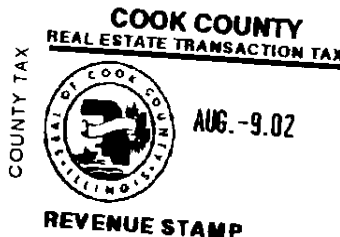
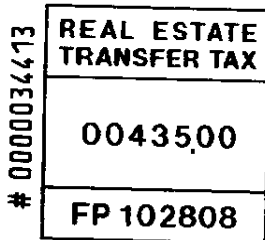
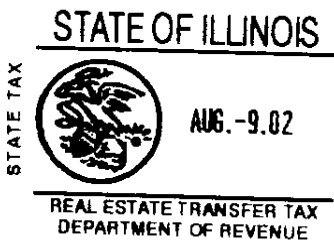
Property Address: 2038B West Willow, Chicago, Illinois 60647

Dated this 26th day of July, 2002

JON COHEN

(Seal)

LESLEE COHEN (Seal)



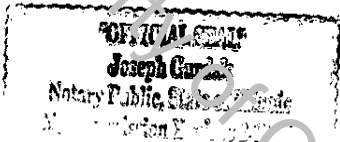
BOX 333-CTI

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

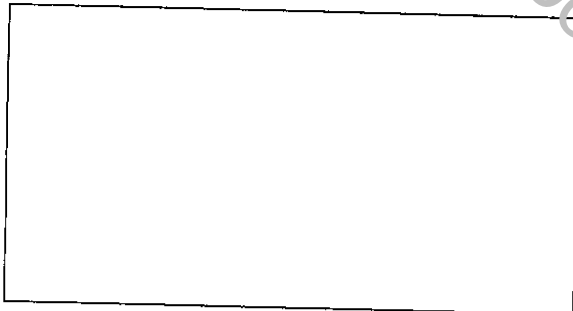
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JON COHEN and LESLE COHEN, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their 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 notarial seal, this July 26, 2002



[Signature]
NOTARY PUBLIC

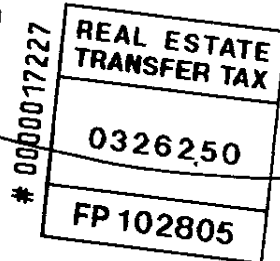
My commission expires: 2-13-04



COUNTY-ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:

Michael Moss
1550 N. Northwest Hwy.
Suite 203
Park Ridge, IL 60068



Property Cook County Clerk's Office

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PARCEL 1: THE NORTH 18.01 FEET OF THE SOUTH 59.31 THE FOLLOWING DESCRIBED PROPERTY: THOSE PORTIONS OF LOTS 1 THRU 27, BOTH INCLUSIVE, IN BLOCK 3 IN BRADWELL'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 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 SOUTH WEST 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 NUMBER 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 89 DEGREES 22 MINUTES 10 SECONDS EAST 5.01 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 18.01 FEET; THENCE 89 DEGREES 22 MINUTES 10 SECONDS EAST 10.85 FEET, THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 20.50 FEET; THENCE 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 EAST 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 180.02 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 THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

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