

506871

1082

UNOFFICIAL COPY

WARRANTY DEED

~~TENANCY BY THE ENTIRETY~~

ILLINOIS STATUTORY



0315033302

Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/30/2003 01:26 PM Pg: 1 of 4

MAIL TO:

Michael A. Lickerman, Esq.
120 W. Madison St.
Suite 225
Chicago, IL 60602

Name & Address of Taxpayer:

Joseph R. Schluchter
Lisa A. Amaradio
1724 N. Winnebago
Chicago, IL 60647

ELICOR TITLE INSURANCE

THE GRANTORS, Stephen Martin and Kyle Martin, married, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN AND NO/100THS DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Joseph R. Schluchter and Lisa A. Amaradio, of the City of Chicago, County of Cook, State of Illinois, Not as Tenants in Common, ~~not but~~ as Joint Tenants, ~~but as Tenants By the Entirety~~, the following described real estate situated in the County of Lake, State of Illinois, to wit:


PARCEL 1: UNIT C - THAT PART OF LOTS 27, 28, 29 AND 30, EXCEPT THE SOUTHEASTERLY 15 FEET OF SAID LOT 30, TAKEN AS A SINGLE TRACT OF LAND ISHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4 AND 5 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 29.47 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE SOUTH 48 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 60.84 FEET TO THE PLACE OF BEGINNING, SAID NORTHEASTERLY LINE OF SAID TRACT ALSO BEING THE SOUTHWESTERLY LINE OF N. WINNEBAGO AVENUE, THENCE CONTINUING SOUTH 48 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 14.32 FEET THENCE SOUTH 42 DEGREES 00 MINUTES 00 SECONDS WEST, 22.25 FEET; THENCE NORTH 48 DEGREES 00 MINUTES 00 SECONDS 00 WEST, 3.0 FEET; THENCE SOUTH 42 DEGREES 00 MINUTES 00 SECONDS WEST, 25.42 FEET; THENCE NORTH 48 DEGREES 00 MINUTES 00 SECONDS WEST, 11.32 FEET; THENCE NORTH 42 DEGREES 00 MINUTES 00 SECONDS WEST, 47.67 FEET TO THE PLACE OF BEGINNING, ALSO THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 29.47 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE SOUTH 48 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 60.84 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH

4


BOX 333-CTI

UNOFFICIAL COPY


Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 MAY. 27. 03
REVENUE STAMP

REAL ESTATE TRANSFER TAX
 00160.00
 # 0000007824
 FP326707

STATE OF ILLINOIS
 STATE TAX

 MAY. 27. 03
REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
 00320.00
 # 0000007871
 FP 102809

CITY OF CHICAGO
 CITY TAX

 MAY. 27. 03
REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
 02400.00
 # 0000008098
 FP 102803

UNOFFICIAL COPY

48 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT A DISTANCE OF 19.73 FEET; THENCE SOUTH 42 DEGREES 00 MINUTES 00 SECONDS WEST 22.25 FEET; THENCE NORTH 48 DEGREES 00 MINUTES 00 SECONDS WEST, 8.41 FEET; THENCE SOUTH 42 DEGREES 00 MINUTES 00 SECONDS WEST, 25.42 FEET; THENCE NORTH 48 DEGREES 00 MINUTES 00 SECONDS WEST, 11.32 FEET; THENCE NORTH 43 DEGREES 00 MINUTES 00 SECONDS EAST, 47.67 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR COMPASS POINT HOMEOWNERS ASSOCIATION RECORDED OCTOBER 17, 1997 AS DOCUMENT NUMBER 97774171.

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 Tenants in Common, ~~not~~ as Joint Tenants, ~~but as Tenants by the Entirety~~, forever.

SUBJECT TO: General taxes for the year 2002 and subsequent years; covenants, conditions, and restrictions of record, building lines and easements, visible roads and streets, zoning laws and ordinances.

PERMANENT INDEX NUMBER: 14-31-319-056-0000

PROPERTY ADDRESS: 1724 N. Winnebago^{Unit C}, Chicago, IL 60647

Dated the 17th day of March, 2003

[Signature] (Seal)
STEPHEN MARTIN

[Signature] (Seal)
KYLE MARTIN

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF ILLINOIS)
COUNTY OF LAKE) ss:

I the undersigned Notary Public in and for said County, in the State aforesaid, CERTIFY THAT STEPHEN MARTIN and KYLE MARTIN personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as a 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 17th day of March, 2003.

[Signature]
NOTARY PUBLIC
My commission expires on: 4-20-06



UNOFFICIAL COPY

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH _____
SECTION 4, REAL ESTATE TRANSFER ACT

DATE AND SIGNATURE OF BUYER, SELLER OR REPRESENTATIVE

This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS 5/3-5020) and the name and address of the person preparing the instrument (55 ILCS 5/3-5022).

Prepared by: Kerry A. Forman, Esq., 409 Grand Avenue, Waukegan, Illinois 60085.

Property of Cook County Clerk's Office