

UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 08/26/2003 10:36 AM Pg: 1 of 2

WARRANTY DEED

THE GRANTORS, RYAN PHILLIPS AND AIMEE PHILLIPS, HUSBAND AND WIFE, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00)---- DOLLARS other good and valuable consideration in hand paid, CONVEY and WARRANT to: NORMAN D. KAHAN AND LYNEETA M. KAHAN, HUSBAND AND WIFE, of the City of Chicago, County of Cook, State of Illinois, not in Tenancy in Common, nor as Joint Tenants with Right of Survivorship but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

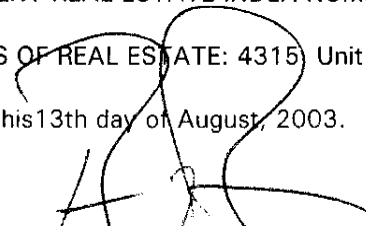
SEE ATTACHED LEGAL DESCRIPTION.

Subject To: General real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, public and utility easements and roads and highways, party wall rights and agreements, building lines and easements. 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 as husband and wife, not as joint tenants nor as tenants in common but as tenants by the entirety forever.

PERMANENT REAL ESTATE INDEX NUMBERS: 13-15-303-027-0000

ADDRESS OF REAL ESTATE: 4315 Unit B, North Kenneth Avenue, Chicago, Illinois 60641

DATED this 13th day of August, 2003.


RYAN PHILLIPS



AIMEE PHILLIPS

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 RYAN PHILLIPS AND AIMEE PHILLIPS, Husband and Wife, are 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 said instrument as their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal, this 12th day of August, 2003.

Commission expires 10/28/06


Notary Public

This instrument was prepared by: Axelrod, Goodman, Steiner & Bazelon, 39 S. LaSalle St., Suite 920, Chicago, Illinois 60603

Mail To:

Attorney Jay Zabel
55 West Monroe Street, Suite 3950
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:

Norman D. Kahan
4315, Unit B, North Kenneth Avenue
Chicago, Illinois 60641

BOX 333-CTI

8167060 1 All MW CAO no whatnot CTI

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STREET ADDRESS: 4315 NORTH KENNETH AVENUE UNIT B
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 13-15-303-027-0000

LEGAL DESCRIPTION:


PARCEL 1: THAT PART OF LOTS 13, 14 AND 15 IN BLOCK 42 IN MONTROSE, A SUBDIVISION OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE EAST 1/2 OF LOT 1 OF SCHOOL TRUSTEE'S SUBDIVISION, BEING THE EAST 40 ACRES OF THE NORTH 1/2 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:


NOTE: THE WEST LINE OF SAID LOTS IS "DUE NORTH" FOR THE FOLLOWING COURSES:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13, THENCE DUE SOUTH ON THE WEST LINE THEREOF, A DISTANCE OF 3.40 FEET; THENCE SOUTH 52 DEGREES 55 FEET EAST A DISTANCE OF 187.65 FEET TO A POINT IN THE EAST LINE OF SAID LOT 15; THENCE DUE NORTH ON THE EAST LINE OF SAID LOTS, A DISTANCE OF 115.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE NORTH 89 DEGREES 43 FEET WEST ON THE NORTH LINE OF SAID LOT, A DISTANCE OF 149.70 FEET TO THE POINT OF BEGINNING.


PARCEL "B": COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 13, THENCE DUE SOUTH ON THE WEST LINE THEREOF, 3.40 FEET; THENCE SOUTH 52 DEGREES 46 MINUTES 30 SECONDS EAST, 36.52 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 28 SECONDS EAST, 62.45 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 10 SECONDS EAST, 16.82 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 49 SECONDS EAST 27.05 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 56 SECONDS EAST 6.00 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 49 SECONDS WEST 118.65 FEET TO THE POINT OF BEGINNING

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF HOMEOWNER'S ASSOCIATION RECORDED AS DOCUMENT NO. 0011000167, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR ONE PARKING SPACE IN THE BRICK GARAGE AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF HOMEOWNER'S ASSOCIATION RECORDED AS DOCUMENT NO. 0011000167.

STATE TAX		AUG. 22. 03	# 0000054911	REAL ESTATE TRANSFER TAX
				00380.00
				FP 102808
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE				

COUNTY TAX		AUG. 22. 03	# 0000055046	REAL ESTATE TRANSFER TAX
				00190.00
				FP 102802
REVENUE STAMP				

CITY TAX		AUG. 22. 03	# 000003768	REAL ESTATE TRANSFER TAX
				02850.00
				FP 102805
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE				