

# UNOFFICIAL COPY

WARRANTY DEED  
TENANCY BY THE ENTIRETY



~~MAIL TO:~~

Robert A. Schuman, Esq.  
555 Skokie Blvd, Ste 500  
Northbrook, IL 60062

Doc#: 0408427113  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 03/24/2004 12:56 PM Pg: 1 of 4

NAME & ADDRESS OF TAXPAYER:  
Oswaldo Guillen  
1038 West Monroe St., Unit #23A  
Chicago, Illinois 60607

GRANTOR(S), Stephen P. Ban and Wendy M. Ban, husband and wife of Chicago, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Oswaldo Guillen and Ibis Guillen, husband and wife, of 19655 E. Country Club Drive, Aventura, FL, 33160,

not as TENANTS IN COMMON <sup>\*\*</sup> as JOINT TENANTS, the following described real estate: <sup>\*\*but as TENANTS BY THE ENTIRETY</sup>

See Attached Legal Description  
Permanent Index No: 17-17-204-015-0000  
Property Address: 1038 West Monroe St., Unit #23A, Chicago, Illinois 60607

SUBJECT TO: (1) General real estate taxes for the year 2003 and subsequent years. (2) Covenants, conditions and restrictions of record. hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE <sup>\*\*</sup> AND TO HOLD said premises not as TENANTS IN COMMON <sup>\*\*</sup> as JOINT TENANTS forever.

DATED this 11<sup>th</sup> day of November, 2003. <sup>\*\*but as TENANTS BY THE ENTIRETY</sup>

Stephen P. Ban

Wendy M. Ban

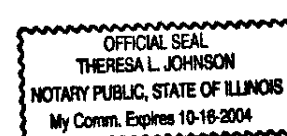
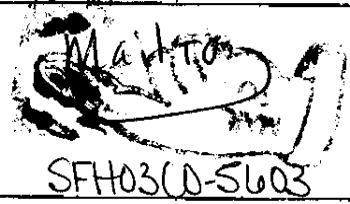
STATE OF ILLINOIS )  
COUNTY OF Cook )

The foregoing instrument was acknowledged before me this November 11, 2003 by Stephen P. Ban and Wendy M. Ban, husband and wife

Theresa L. Johnson Notary Public

My commission expires 10-16-04

Return To:  
AT&F, Inc Pro-Option  
33 W. Dearborn 2nd Flr.  
Chicago IL 60602



Prepared By:  
Barry H. Sherman  
1 S 376 Summit Avenue  
Oakbrook Terrace, Illinois 60181

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UNIT 23-PARCEL 1:

A TRACT OF LAND COMPRISING OF THE FOLLOWING:

THAT PART OF LOTS 44 THROUGH 52 INCLUSIVE, LYING EAST OF THE EAST LINE OF THE WEST 1.50 FEET OF LOT 44, EXCEPTING THEREFROM THE SOUTH 76.78 FEET THEREOF, IN E.K. ROGER'S SUBDIVISION OF LOT 1 AND 2 IN BLOCK 5 IN DUNCAN'S ADDITION TO CHICAGO, AND OF BLOCK 1 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOTS 66 THROUGH 73, INCLUSIVE, (EXCEPT THE WEST 1.50 FEET OF SAID LOT 73), AND LOTS 84 THROUGH 91, INCLUSIVE, (EXCEPT THE WEST 1.50 FEET OF SAID LOT 84), EXCEPTING THEREFROM THE NORTH 67.51 FEET THEREOF, IN THE SUBDIVISION OF THE INTERIOR PART OF BLOCK 1 IN EDWARD K. ROGERS' SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 5 IN DUNCAN'S ADDITION TO CHICAGO WITH PART OF BLOCK 1 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE WEST 42 FEET OF LOT 1, EXCEPTING THEREFROM THE NORTH 67.51 FEET THEREOF, IN C. N. HOLDEN'S SUBDIVISION OF PART OF BLOCK 5 IN DUNCAN'S ADDITION, AFORESAID WITH A PART OF BLOCK 1 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, ALL SITUATED IN THE CITY OF CHICAGO LYING WESTERLY OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 52 IN E. K. ROGER'S SUBDIVISION OF LOT 1 AND 2 IN BLOCK 5 IN DUNCAN'S ADDITION TO CHICAGO, OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE 18-FOOT RIGHT-OF-WAY OF VACATED WEST ARCADE PLACE, VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 97-808649, LYING WESTERLY OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 52, IN E. K. ROGER'S SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 5 IN DUNCAN'S ADDITION TO CHICAGO, AND OF BLOCK 1 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; NORTHERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF AFORESAID WEST ARCADE PLACE; EASTERLY OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 1.50 FEET OF LOT 44 IN SAID E. K. ROGER'S SUBDIVISION; AND SOUTHERLY OF THE NORTH RIGHT-OF-WAY LINE OF AFORESAID WEST ARCADE PLACE, SITUATED IN THE NORTHEAST QUARTER OF SAID SECTION 17, IN COOK COUNTY, ILLINOIS.

LYING BETWEEN THE ELEVATION AT THE SECOND FLOOR OF 26.13 FEET AND BELOW, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A PARCEL OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 52 IN E. K. ROGER'S SUBDIVISION AFORESAID; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 00' 02" EAST, ON THE EAST LINE THEREOF, A DISTANCE OF 76.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 76.78 FEET AFORESAID DESCRIBED; THENCE NORTH 89 DEGREES 42' 51" WEST ON THE SAID NORTH LINE OF THE SOUTH 76.78 FEET, A DISTANCE OF 65.05 FEET TO A POINT; THENCE NORTH 00 DEGREES 17' 09" EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.72 TO A POINT, SAID

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POINT BEING THE SOUTHWEST CORNER OF AN EXISTING 3 AND 4 STORY BRICK BUILDING, HEREINAFTER CALLED EAST BUILDING; THENCE NORTH 00 DEGREES 01' 37" EAST ON THE WEST FACE OF EXTENDED OF SAID EAST BUILDING, A DISTANCE OF 63.80 FEET TO THE CENTER LINE OF AN EXISTING WALL AND ITS WESTERLY EXTENTION THEREOF, FOR THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 01' 37" EAST, CONTINUING ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 21.05 FEET TO THE CENTER LINE OF AN EXISTING WALL AND ITS WESTERLY EXTENSION THEREOF; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, AND ON THE CENTER LINE OF LAST SAID WALL, A DISTANCE OF 44.50 FEET TO A POINT ON THE EAST FACE OF SAID EAST BUILDING; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, AND ON THE EAST FACE OF SAID EAST BUILDING, A DISTANCE OF 21.05 FEET TO THE CENTER LINE OF AN EXISTING WALL AND ITS EASTERLY EXTENSION THEREOF; THENCE WESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, AND ON THE CENTERLINE OF LAST SAID WALL, A DISTANCE OF 44.50 FEET TO THE PLACE OF BEGINNING.

## UNIT 23-PARCEL 2:

THAT PART OF A TRACT OF LAND AFORE DESCRIBED, LYING BETWEEN THE ELEVATION OF THE SECOND FLOOR AT 26.13 FEET AND THE THIRD FLOOR AT 36.48 FEET, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A PARCEL OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 52 IN E. K. ROGER'S SUBDIVISION AFORESAID; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 00' 02" EAST, ON THE EAST LINE THEREOF, A DISTANCE OF 76.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 76.78 FEET AFORESAID DESCRIBED; THENCE NORTH 89 DEGREES 42' 51" WEST ON THE SAID NORTH LINE OF THE SOUTH 76.78 FEET, A DISTANCE OF 68.05 FEET TO A POINT; THENCE NORTH 00 DEGREES 17' 09" EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.72 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF A LINE 3.00 FEET WEST OF THE WEST FACE (AS MEASURED AT RIGHT ANGLES TO) AND THE SOUTH FACE OF AN EXISTING 3 AND 4 STORY BRICK BUILDING, HEREINAFTER CALLED EAST BUILDING; THENCE NORTH 00 DEGREES 01' 37" EAST AND PARALLEL WITH SAID WEST FACE OF SAID EAST BUILDING, A DISTANCE OF 63.80 FEET FOR THE PLACE OF BEGINNING, SAID POINT BEING ALSO ON THE CENTER LINE OF AN EXISTING WALL AND ITS WESTERLY EXTENSION THEREOF; THENCE NORTH 00 DEGREES 01' 37" EAST, CONTINUING ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 21.05 FEET TO A POINT ON THE CENTER LINE OF AN EXISTING WALL AND ITS WESTERLY EXTENSION THEREOF; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, AND ON THE SAID CENTER LINE OF EXISTING WALL, A DISTANCE OF 47.5 FEET TO THE EAST FACE OF SAID EAST BUILDING; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, AND ON THE EAST FACE OF SAID BUILDING, A DISTANCE OF 21.05 FEET TO THE CENTER LINE OF AN EXISTING WALL AND ITS EASTERLY EXTENSION THEREOF; THENCE WESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, AND ON THE CENTER LINE OF LAST SAID WALL, A DISTANCE OF 47.50 FEET TO THE PLACE OF BEGINNING.

## UNIT 23-PARCEL 3:

THAT PART OF A TRACT OF LAND AFORE DESCRIBED, LYING BETWEEN THE ELEVATION OF THE THIRD FLOOR AT 36.48 FEET AND ABOVE, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A PARCEL OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 52 IN E. K. ROGER'S SUBDIVISION AFORESAID; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 00' 02" EAST, ON THE EAST LINE THEREOF, A DISTANCE OF 76.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 76.78 FEET AFORESAID DESCRIBED; THENCE NORTH 89 DEGREES 42' 51" WEST ON THE SAID NORTH LINE OF THE SOUTH 76.78 FEET, A DISTANCE OF 65.05 FEET TO A POINT; THENCE NORTH 00 DEGREES 17' 09" EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.72 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF AN EXISTING 3 AND 4 STORY BRICK BUILDING, HEREINAFTER CALLED EAST BUILDING; THENCE NORTH 00 DEGREES 01' 37" EAST ON THE EXTENDED WEST FACE OF SAID EAST BUILDING, A DISTANCE OF 63.80 FEET FOR THE PLACE OF BEGINNING, SAID POINT BEING ALSO ON THE CENTER LINE OF AN EXISTING WALL AND ITS WESTERLY EXTENSION THEREOF; THENCE NORTH 00 DEGREES 01' 37" EAST, CONTINUING ON THE LAST DESCRIBED COURSE, A DISTANCE OF 21.05 FEET TO THE CENTER LINE OF AN EXISTING WALL AND ITS WESTERLY EXTENSION; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, AND ON THE CENTER LINE OF LAST SAID WALL, A DISTANCE OF 44.50 FEET TO THE EAST FACE OF SAID EAST


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BUILDING; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, AND ON THE SAID EAST FACE OF WALL OF EAST BUILDING, A DISTANCE OF 21.05 FEET TO THE CENTER LINE OF AN EXISTING WALL AND ITS EASTERLY EXTENSION THEREOF; THENCE WESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, AN ON THE CENTER LINE OF LAST SAID WALL, A DISTANCE OF 44.50 FEET TO THE PLACE OF BEGINNING.

City of Chicago  
Dept. of Revenue  
334073  
03/24/2004 11:15 Batch 02509 11




Real Estate  
Transfer Stamp  
\$4,275.00

**COUNTY TAX**  
**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**  
  
MAR. 24. 04  
**REVENUE STAMP**

**REAL ESTATE  
TRANSFER TAX**  
0028500  
FP326670

# 000012535

**STATE TAX**  
**STATE OF ILLINOIS**  
  
MAR. 24. 04  
**REAL ESTATE TRANSFER TAX**  
**DEPARTMENT OF REVENUE**

**REAL ESTATE  
TRANSFER TAX**  
0057000  
FP326660

# 0000002817

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