

# UNOFFICIAL COPY



Doc#: 0411929066  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 04/28/2004 09:19 AM Pg: 1 of 3

WARRANTY DEED  
ILLINOIS STATUTORY  
JOINT TENANTS

RR 26922

193

THE GRANTOR(S), Daniel M. Schmitt and Tiffany D. Brucato, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Jason M. Starr (GRANTEE'S ADDRESS) 2425 E. Florida Ave., Denver, Colorado 80210 and Kathleen Kne (GRANTEE'S ADDRESS) 900 W. Fullerton, #1C, Chicago, Illinois 60614, not as tenants in common, but as joint tenants, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

**SUBJECT TO:**

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, but as joint tenants forever.

Permanent Real Estate Index Number(s): 14-33-122-056-0000  
Address(es) of Real Estate: 2121 N. Lincoln Avenue, Chicago, Illinois 60614

Dated this 27th day of February, 2004

*Daniel M Schmitt*  
Daniel M. Schmitt  
*Tiffany D Brucato*  
Tiffany D. Brucato

City of Chicago  
Dept. of Revenue  
336663  
04/21/2004 09:50 Batch 05345 31  
Real Estate  
Transfer Stamp  
\$2,430.00

3  
A

STATE TAX  
STATE OF ILLINOIS  
APR. 21. 04  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000003363  
REAL ESTATE TRANSFER TAX  
00324.00  
FP 103020

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
APR. 21. 04  
REVENUE STAMP

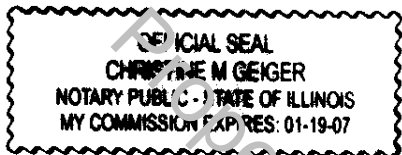
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REAL ESTATE TRANSFER TAX  
00162.00  
FP 103019

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Daniel M. Schmitt and Tiffany D. Brucato, husband and wife, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 27th day of February, 2004



*Christine M. Geiger*  
\_\_\_\_\_  
(Notary Public)

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**Prepared By:** Adam B. Whiteman  
221 N. LaSalle Street, Suite 1935  
Chicago, Illinois 60601

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**Mail To:**  
Matthew Gallagher, Esq.  
Gallagher & Niemeyer, LLC  
200 W. Ohio St., Suite 200  
Chicago, Illinois 60610

**Name & Address of Taxpayer:**  
Jason M. Starr and Kathleen Kno  
2121 N. Lincoln Ave.  
Chicago, Illinois 60614

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

PARCEL 1: A PARCEL OF LAND BEING PART OF THE FOLLOWING DESCRIBED TRACT: A TRIANGULAR SHAPED PARCEL OF LAND WHICH INCLUDES ALL OF LOTS 19 TO 25 INCLUSIVE, PART OF LOTS 26, 27, 28, 29, 30, 31, 37, 38, 39 AND 40 AND THE ALLEY NORTHEASTERLY OF LOTS 21 THROUGH 26, AFORESAID, ALL TAKEN AS ONE TRACT AND BEING BOUNDED ON THE NORTH BY A LINE THAT IS 125 FEET SOUTH OF AND PARELLEL TO THE SOUTH LINE OF WEST WEBSTER AVENUE, ON THE EAST BY THE EAST LINE OF LOTS 19, 20 AND 40 AND SAID LOT LINES EXTENDED, AND ON THE SOUTHWEST BY THE NORTHEASTERLY LINE OF NORTH LINCOLN AVENUE, ALL IN FALCH'S SUBDIVISION OF BLOCK 22 IN CANAL TRUSTEES' SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD MERIDIAN, SAID PARCEL BEING DESCRIBED AS FOLLOWING: BEGINNING AS THE SOUTHEASTERLY CORNER OF SAID TRACT, THENCE NORTH ALONG THE EAST LINE OF SAID TRACT, 50.35 FEET; THENCE WEST PERPENDICULAR TO THE EAST LINE OF SAID TRACT 49.88 FEET TO THE SOUTHWESTERLY LINE OF SAID TRACT; THEN SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 70.88 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS AND AS SHOWN ON PLAT ATTACHED THERETO DATED AUGUST 10, 1971 RECORDED SEPTEMBER 17, 1971 AS DOCUMENT 21625497 AND ALSO FILED AS DOCUMENT NUMBER LR2581838 AND AS CREATED BY MORTGAGE FROM JOSEPH SERANTONI AND MARGARET SERANTONI, HIS WIFE TO TALMAN FEDERAL SAVINGS AND LOAN ASSOCIATION DATED JULY 19, 1973 AND RECORDED JULY 24, 1973 AS DOCUMENT 22410399, AND CREATED BY DEED FROM LASALLE NATIONAL BANK AS TRUST NUMBER 42854 TO JOSEPH SERANTONI AND MARGARET SERANTONI, HIS WIFE DATED AUGUST 15, 1972 AND RECORDED JULY 24, 1973 AS DOCUMENT NUMBER 22410398 FOR INGRESS AND EGRESS ALL IN COOK COUNTY, ILLINOIS.

PIN: 14-33-122-056-0000

Cook County Clerk's Office