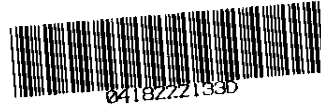


UNOFFICIAL COPY

Warranty Deed TENANCY BY THE ENTIRETY Statutory (ILLINOIS) (Individual to Individual)



Doc#: 0418222133 Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds Date: 06/30/2004 02:45 PM Pg: 1 of 2

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS) AUGUSTUS OAKES, as known as Augustus J. Oakes and COLLEEN OAKES, also known as Colleen A. Oakes, Husband and Wife,

(The Above Space For Recorder's Use Only)

of the City of Chicago County of Cook, State of Illinois for and in consideration of TEN and no/100(\$10.00)DOLLARS, and other good and valuable/ in hand paid, CONVEY and WARRANT to SETH A. COHEN and TRACY L. COHEN 5419 Morningside Ave. Dallas, Texas 75206 consideration

(NAME AND ADDRESS OF GRANTEE(S))

as husband and wife, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) 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. SUBJECT TO: General taxes for XXXXXXXXXXXX and subsequent years and see Reverse Side

Permanent Index Number (PIN): 14-19-319-017-0000

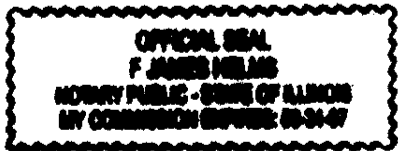
Address(es) of Real Estate: 3331 North Bell, Chicago, Illinois 60618

DATED this 7th day of June 2004

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Signatures of Augustus Oakes and Colleen Oakes with (SEAL) markings.

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Augustus Oakes, also known as Augustus J. Oakes, and Colleen Oakes, also known as Colleen A. Oakes, husband and wife, are personally known to me to be the same persons whose names 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.



IMPRESS SEAL HERE

Given under my hand and official seal, this 15th day of June 2004

Commission expires 2/31/07 F. James Helms, Notary Public

This instrument was prepared by 111 West Washington St., Ste. 1900, Chicago, IL 60602

*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

ATGF, INC. SEE REVERSE SIDE

UNOFFICIAL COPY


Legal Description

of premises commonly known as 3331 North Bell, Chicago, Illinois 60618

Lot 17 in Block 12 in C. T. Yerkes' Subdivision of Blocks 33, 34, 35, and 36, 41, 42, 43, and 44 in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southwest quarter of the Northeast quarter of the Southeast quarter of the Northwest quarter and the East half of the Southeast quarter thereof), in Cook County, Illinois

SUBJECT TO: general real estate taxes for the year 2003 and subsequent years; covenants, conditions and restrictions of record, building lines and easements, if any; encroachment of fence belonging to the subject land over and onto the public property West and adjoining by a distance of 1.3', more or less, and encroachment of fence belonging to the subject land over and onto the land North and adjoining the subject property by a distance of .2', more or less; encroachment of sidewalk located mainly on the subject property, over and onto land South and adjoining the property by approximately .8'

STATE OF ILLINOIS


STATE TAX  JUN. 18.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000056772

REAL ESTATE TRANSFER TAX
0052000
FP326652

COOK COUNTY


COUNTY TAX  JUN. 18.04

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

000004809

REAL ESTATE TRANSFER TAX
0026000
FP326665

CITY OF CHICAGO


CITY TAX  JUN. 18.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005499

REAL ESTATE TRANSFER TAX
0030000
FP326650

CITY OF CHICAGO


CITY TAX  JUN. 18.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005495

REAL ESTATE TRANSFER TAX
0090000
FP326650

CITY OF CHICAGO

CITY TAX  JUN. 18.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005496

REAL ESTATE TRANSFER TAX
0090000
FP326650

CITY OF CHICAGO

CITY TAX  JUN. 18.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005497

REAL ESTATE TRANSFER TAX
0090000
FP326650

MAIL TO: Kathleen Coyne-Ropka
Gregory E. Kulis & Associates, Ltd.
 (Name)
30 North LaSalle, St. 2140
 (Address)
Chicago, IL 60602
 (City, State and Zip)

Mr. and Mrs. Seth A. Cohen
 (Name)
3331 North Bell
 (Address)
Chicago, IL 60618
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____