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Doc#: 0418841052
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/06/2004 10:00 AM Pg: 1 of 3



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY

Tenancy By The Entirety

2055531
mtc tma
10/2

15

M.G.R. TITLE

THE GRANTOR(S), Katherine Balson f/k/a Katherine Stein and Bradley P. Balson, a married couple, 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 Eric Nodland and Magdalena Nodland (GRANTEE'S ADDRESS) 1853 North Damen Avenue, Unit 2, Chicago, Illinois 60647 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: * ALKA Eric Nodland, Jr.

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

* husband and wife, not as Tenants in common or as joint Tenants, but as Tenants By The Entirety, forever

SUBJECT TO: General real estate taxes for the year 2003 (2nd installment) and subsequent years.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-31-312-065-0000

Address(es) of Real Estate: 1844 North Wilmot Avenue, Chicago, Illinois 60647

Dated this 27th day of June, 2004

Katherine Balson
Katherine Balson f/k/a Katherine Stein

Bradley P. Balson
Bradley P. Balson

City of Chicago
Dept. of Revenue
344110
07/01/2004 15:28
Batch 07245 113
Transfer Stamp
\$4,537.50
Real Estate



COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUL - 1.04
REVENUE STAMP

0000183428

REAL ESTATE
TRANSFER TAX
0030250
FP326670

STATE OF ILLINOIS
STATE TAX
JUL - 1.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000006480

REAL ESTATE
TRANSFER TAX
0060500
FP326660

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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 Katherine Balson f/k/a Katherine Stein and Bradley P. Balson, a married couple 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 29th day of June, 2004



Pamela Hill

(Notary Public)

Prepared By: Michelle A. Laiss
1530 West Fullerton
Chicago, Illinois 60614

Mail To:
John Sherry, Attorney at Law
218 North Jefferson Street, Suite 401
Chicago, Illinois 60661

Name & Address of Taxpayer:
Eric Nodland and Magdalena Nodland
1844 North Wilmot Avenue
Chicago, Illinois 60647

Property of Cook County Clerk's Office

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UNIT "G"

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, THAT FOR CONVENIENCE OF THIS LEGAL DESCRIPTION IS REFERRED TO AS PARCEL "C", DISTANT 111.59 FEET NORTHWESTERLY OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 47 DEGREES 26 MINUTES 37 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "C" FOR A DISTANCE OF 18.08 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL "C"; THENCE NORTH 42 DEGREES 34 MINUTES 12 SECONDS EAST ALONG A LINE PARTIALLY CROSSING A GARAGE PARTY WALL FOR A DISTANCE OF 100.03 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL "C"; THENCE SOUTH 47 DEGREES 25 MINUTES 48 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 24.36 FEET TO A POINT, DISTANT 105.31 FEET ALONG A LINE PARTIALLY CROSSING A BUILDING PARTY WALL FOR A DISTANCE OF 76.85 FEET TO A POINT; THENCE NORTH 47 DEGREES 16 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 6.29 FEET TO A POINT; THENCE SOUTH 42 DEGREES 34 MINUTES 12 SECONDS WEST ALONG A LINE PARTIALLY CROSSING A GARAGE PARTY WALL, FOR A DISTANCE OF 23.20 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

PARCEL "C"

THE SOUTHEASTERLY 8.73 FEET OF LOT 51; ALSO LOTS 52 TO 56 BOTH INCLUSIVE, ALL IN BLOCK 16, IN PIERCES ADDITION TO HOLSTEIN, IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN #: 14-31-312-065-0000

Commonly known as: 1844 NORTH WILMOT AVENUE
CHICAGO, Illinois 60647