

UNOFFICIAL COPY

WARRANTY DEED

CST 058555

PLEASE RETURN TO:

Cherie E. Thompson
Thompson & Thompson
19 S. LaSalle St., Suite 302
Chicago, IL 60603



Doc#: 0510534016
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 04/15/2005 12:48 PM Pg: 1 of 3

MAIL SUBSEQUENT TAX BILLS TO:

Justine Tan Goldsberry
7200 North Rogers Avenue
Chicago, IL 60645

(The Above Space for Recorder's Use Only)

THE GRANTORS JAMES W. ANDERSON, JR. and CYNTHIA COHEN-ANDERSON (a married couple), of 1560 Wellesley, in the City of Detroit, County of Wayne, State of Michigan, for and in consideration of TEN and 00/100 ----- DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to

GRANTEES JUSTINE TAN GOLDSBERRY (a married person), of 4900 North Hermitage Avenue, No. 3, in the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit.

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION

Address of the Real Estate: 7200 North Rogers Avenue Chicago, Illinois 60645
Permanent Real Estate Index Number: 11-30-323-068-0000
11-30-323-074-0000

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

SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD WHICH DO NOT AFFECT GRANTEES' USE OF THE PROPERTY AS A RESIDENCE AND WHICH DO NOT PROVIDE FOR FORFEITURE OR REVERSION IN THE EVENT OF A BREACH; PUBLIC AND UTILITY EASEMENTS; AND GENERAL REAL ESTATE TAXES FOR THE 2004, 2ND INSTALLMENT, AND SUBSEQUENT YEARS.

DATED this 31st day of March, 2005.

JAMES W. ANDERSON, JR.

CYNTHIA COHEN-ANDERSON

UNOFFICIAL COPYSTATE OF ILLINOIS
COUNTY OF COOK SS.

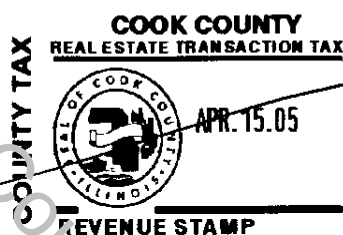
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **JAMES W. ANDERSON, JR. and CYNTHIA COHEN-ANDERSON**, personally known to me to be the same persons whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal, this 31st day of March, 2005.

David L. Wisniewski
Notary Public



Impress Notarial Seal Here




REAL ESTATE TRANSFER TAX
0015850
FP326670

COOK COUNTY - ILLINOIS TRANSFER STAMP

NAME AND ADDRESS OF PREPARER:

David L. Wisniewski
Wisniewski Law, P.C.
33 North LaSalle Street, Suite 2900
Chicago, IL 60602
312-334-4804

STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
STATE TAX  APR. 15.05	0031700
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP326669

UNOFFICIAL COPY**Legal Description**

of premises commonly known as 7200 N. ROGERS AVE, CHICAGO, ILLINOIS 60645

PARCEL 1: THAT PART OF LOT 13 IN CONDON'S RIDGE ADDITION TO ROGER SPARK, BEING A SUBDIVISION OF 50 ACRES OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13, 32.95 FEET, THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 13, 32.95 FEET THENCE SOUTHEASTERLY 90 DEGREES 17 MINUTES 29 SECONDS TO THE LEFT OF LAST DESCRIBED LINE 56.73 FEET TO A POINT IN THE NORTHWESTERLY LINE OF RODGERS AVENUE THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF RODGERS AVENUE 12.81 FEET THENCE NORTHWESTERLY ALONG ANOTHER NORTHWESTERLY LINE OF RODGERS AVENUE, 30.0 FEET TO A POINT IN THE NORTHEASTERLY LINE OF NORTH RIDGE BLVD. AND 45.10 FEET SOUTHWESTERLY OF THE POINT OF BEGINNING THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF RIDGE BLVD. 45.10 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 13 IN CONDON'S RIDGE ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF 50 ACRES OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTHEAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 13, 137.72 FEET, THENCE SOUTHEASTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT 13, 29.83 FEET TO THE POINT OF BEGINNING, THENCE SOUTHEASTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT 13, 8.0 FEET TO A POINT IN THE NORTHWESTERLY LINE OF RODGERS AVENUE, THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF RODGERS AVENUE, 19.0 FEET MORE OR LESS, TO THE SOUTH EAST CORNER OF SAID LOT 13; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 13, 8.0 FEET; THENCE SOUTHWESTERLY PARALLEL TO THE NORTHWESTERLY LINE OF RODGERS AVENUE, 19.0 FEET MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: INGRESS, EGRESS AND PUBLIC UTILITIES EASEMENTS OVER THE NORTHWESTERLY 2.0 FEET OF THE NORTHEASTERLY 18.33 FEET AND THE NORTHWESTERLY 4.50 FEET OF THE SOUTHWESTERLY 137.72 FEET OF LOT 13 IN CONDON'S RIDGE ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF 50 ACRES OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

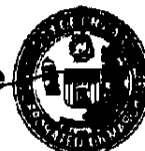
PERMANENT TAX NUMBER: 11-30-323-068
11-30-323-074

City of Chicago

Dept. of Revenue

376329

04/15/2005 11:41 Batch 02209 5



Real Estate

Transfer Stamp

\$2,377.50