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WARRANTY DEED Statutory (ILLINOIS) (General)

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Doc#: 0513211343 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 05/12/2005 02:55 PM Pg: 1 of 3

THE GRANTOR (NAME AND ADDRESS)

BRADLEY COHEN, a single man

(The Above Space For Recorder's Use Only)

of the City of Chicago Cook County of Cook State of Illinois for and in consideration of Ten and 00/100---- DOLLARS and other valuable consideration in hand paid, CONVEY and WARRANT to

JEFFREY GUEST and ERIKA GUEST, husband and wife, as Tenants by the Entirety and not as Joint Tenants with Rights of Survivorship nor as Tenants in Common 1322 S. Prairie #809 Chicago, IL 60605

(NAMES AND ADDRESS OF GRANTEES) 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. SUBJECT TO General taxes for 2004 and subsequent years and

Permanent Index Number (PIN): 14-30-222-173-1026

Address(es) of Real Estate: 1835 W. Oakdale, Unit E, Chicago, IL 60657

DATED this 29th day of April 19 2005

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

Signature of Bradley Cohen

BRADLEY COHEN

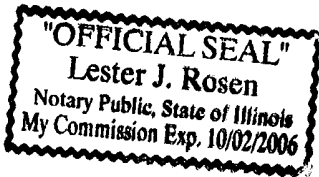
(SEAL)

(SEAL)

(SEAL)

(SEAL)

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BRADLEY COHEN, A single man



IMPRESS SEAL HERE

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 April 2005

Commission expires 19

Signature of Notary Public

NOTARY PUBLIC

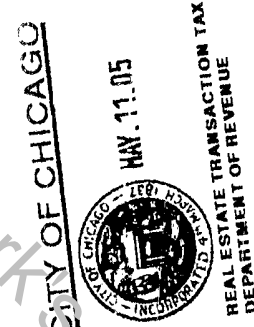
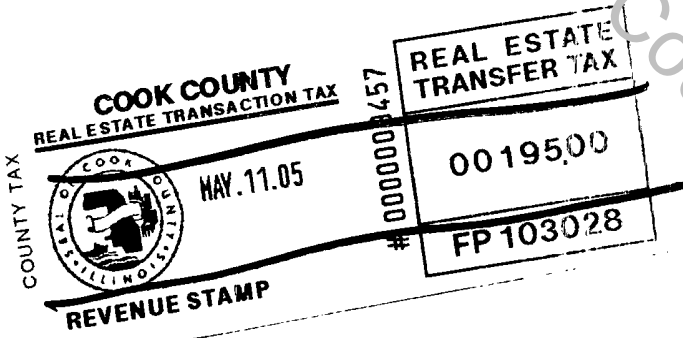
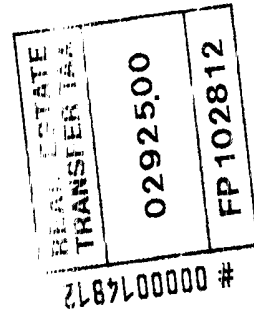
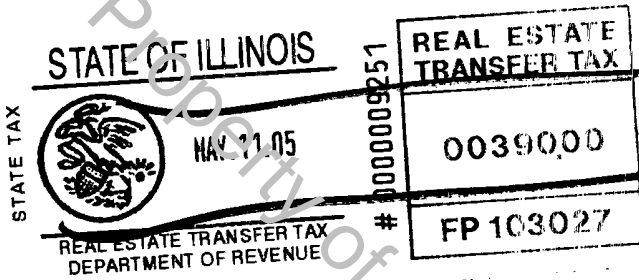
This instrument was prepared by Lester Jay Rosen, 666 Dundee Road, Northbrook, IL (NAME AND ADDRESS) 60062

UNOFFICIAL COPY

Legal Description

of premises commonly known as 1835 W. Oakdale, Unit E
Chicago, IL 60657

Attached



SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: {
 JOHN STARUCK
 1732 N. Rockwell (Name)
 (Address)
 Chicago, IL 60647
 (City, State and Zip)

Jeffrey & Erika Guest (Name)
 1835 W. Oakdale, Unit E (Address)
 Chicago, IL 60657 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY**Legal Description:****Parcel 1:**

Unit 1835, E in the Landmark Village Condominium as delineated on the plat of survey of the following real estate:

Lots 2, 3, 5, 6, 7 and 20 in Landmark Village - Unit One, being a resubdivision of Lots 96 through 105, inclusive, Lot 107 and Lots 154 through 164, inclusive in WM. Deering's Diversey Avenue Subdivision in the Southwest ¼ of the Northeast ¼ of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, and part of vacated West George Street lying South of and adjacent to said Lots 154 through 164 and part of Lots 1 and 2 in Owner's Plat of part of the Southwest ¼ of the Northeast ¼ of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded July 26, 1994 as Document 94658101, in Cook County, Illinois.

And

Lots 23 and 45 in Landmark Village Unit 2, being a resubdivision of Lots 165 through 175, inclusive, and Lots 222 through 232, inclusive, in the WM. Deering's Diversey Avenue Subdivision in the Southwest ¼ of the Northwest ¼ of Section 30, Township 40 North, Range 14 East of the third Principal Meridian, and part of vacated West George Street lying North of and adjacent to said Lots 165 through 175, and part of vacated West Wolfram Street lying South of and adjacent to said Lots 222 through 232, and part of Lot 2 in Owner's Plat of Part of the Southwest ¼ of the Northeast ¼ of Section 30, Township and Range aforesaid, East of the Third Principal Meridian, according to the Plat thereof recorded January 12, 1995 as Document 95027318, in Cook County, Illinois.

And

Lots 59, 66, 67, 68, 69, 70 and 71 in LandMark Village - Unit 3, being a re-subdivision of Lots 233 through 243, inclusive, and Lots 290 through 300, inclusive, W. M. Deering's Diversey Avenue Subdivision in the Southwest ¼ of the Northeast ¼ of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, and part of Vacated West Wolfram Street lying North of and adjacent to said Lots 233 through 243, and part of Lot 2 in Owner's Plat of part of the Southwest ¼ of the Northeast ¼ of Section 30, Township and Range aforesaid, East of the Third Principal Meridian, according to the Plat thereof recorded May 4, 1995 as Document 95295114, in Cook County, Illinois which Survey is attached as Exhibit 'E' to the Declaration of Condominium recorded in the office of the Recorder of Deeds of Cook County, Illinois on July 28, 1994 as Document 94667604, as amended from time to time, and certificate of correction recorded August 22, 1996 as Document 96646366, and amended by amendments recorded on September 16, 1994 as Document 94812243 and recorded on November 16, 1994 as document 94972758, and recorded on January 17, 1995 as Document 95034418, and recorded on May 11, 1995 as Document 95310157, and recorded June 27, 1995 as Document 95414357 and recorded September 28, 1995 as Document 95657251 and recorded on December 7, 1995, as Document 95852534 and recorded April 24, 1996 as Document 96308494, and recorded May 24, 1996 as Document 96395273, and recorded August 22, 1996 as Document 96646367, and amended from time to time, together with its undivided percentage interest in the said parcel (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in said declaration and survey), all in Cook County, Illinois.

Parcel 2:

Perpetual non-exclusive easement to and for the benefit of Parcel 1 for ingress and egress in, to, over and across lots 21, 22, 58 and 72 as created and set out in the Plats of Resubdivision for Landmark Village, Unit One recorded as document number 94658101 and for Landmark Village - Unit 2 recorded as Document 95027318, and for Landmark Village - Unit 3 recorded as document 95295114 and Declaration of Easements, restrictions and Covenants for Landmark Village Homeowners Association recorded July 28, 1994 as Document 94667605 and declaration of Correction recorded August

22, 1996 as Document 96646368 and amended by First Amendment recorded on January 17, 1995 as Document 95034419.