



Doc#: 0519642038
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/15/2005 07:50 AM Pg: 1 of 3

WARRANTY DEED

Above Space For Recorder's Use Only

SAMUEL Jr.

THE GRANTOR(s), DARREN J. SCHMIDT, of the City of Chicago, County of Cook, State of Illinois, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to JAMES S. WORLEY, and CAREY RUSS, * as Joint Tenants, GRANTEE(S), of 1932 Bissel, Chicago, Illinois, all interest in the real estate situated in the County of Cook in the State of Illinois, legally described as Exhibit A attached hereto and made a part hereof, subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

* Husband & wife, as tenants by the entirety

TO HAVE and TO HOLD said premises FOREVER AS ~~JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.~~

TENANTS BY THE ENTIRETY.

Permanent Real Estate Index Number: 14-28-111-056-1002 and 14-28-111-056-1007

Address of Real Estate: 2944 N. Broadway, Unit 2N, Chicago, Illinois 60657

IN WITNESS WHEREOF, the Grantor(s) has/have executed this Warranty Deed as of this 24 of June, 2005.

DARREN J. SCHMIDT

STATE OF ILLINOIS	
	JUL. 13. 05
STATE TAX	REAL ESTATE TRANSFER TAX
REAL ESTATE TRANSFER TAX	DEPARTMENT OF REVENUE
# 0000087235	0029500
	FP 102808

THIS INSTRUMENT WAS PREPARED BY:

Michael Z. Margolies, Esq.
4709 W. Golf Road
Suite 475
Skokie, Illinois 60076

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
	JUL 13 05
COUNTY TAX	REAL ESTATE TRANSFER TAX
REVENUE STAMP	
# 0000087475	0014750
	FP 102802

CITY OF CHICAGO	
	JUL. 13. 05
CITY TAX	REAL ESTATE TRANSFER TAX
REAL ESTATE TRANSACTION TAX	DEPARTMENT OF REVENUE
# 8007000000	0221250
	FP 102805

Box 334

378

1 of 3
DND
ME 526 5126

COLLINS

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT DARREN J. SCHMIDT, 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.

Given under my hand and official seal this 3th day of June, 2005.

Commission expires April 23, 2009

Elise C. Cralli

Notary Public



MAIL AFTER RECORDING TO:

John M. Aylesworth
~~101 W. Lake Street~~ 215 N. Aberdeen
1st Floor Suite 1-N
Chicago, Illinois 60607

3.Margolies.Residential.Schmidt Darren.Sale.Warranty.Deed.060205

MAIL TAX BILLS TO:

James S. Worley
2944 N. Broadway 2N
Chicago, Illinois 60657

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EXHIBIT A

Legal Description

UNIT NO. 2N AND 2-PN IN 2944 BROADWAY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 1 DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 50 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT, 57.85 FEET TO A POINT; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT, 37.15 FEET MORE OR LESS, TO A POINT WHICH IS 5 FEET EAST OF THE WEST LINE OF SAID LOT; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 67.50 FEET, MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5 FEET TO A POINT; THENCE NORTH ALONG AND PARALLEL WITH THE WEST LINE OF SAID LOT 34.90 FEET TO A POINT; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT, 90 FEET MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID LOT; THENCE NORTH ALONG THE EAST LINE OF SAID LOT, 46.50 FEET MORE OR LESS TO THE POINT OF BEGINNING, ALL IN THE SUBDIVISION OF THAT PART OF THE EAST 400 FEET OF BLOCK 1 IN GARDNER'S AND KNOKE'S SUBDIVISION OF THE 20 ACRES NORTH OF AND ADJOINING THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, LYING NORTH OF THE NORTH LINE OF OAKDALE AVENUE, (EXCEPT THEREFROM THE SOUTH 125 FEET OF THE EAST 280 FEET THEREOF), ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 91499626 AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

EXHIBIT B

Title Exceptions

Covenants, conditions and restrictions of record, public and utility easements, the Condominium Declaration, the Illinois Condominium Act and general real estate taxes not yet due and payable.