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Doc#: 0519642165

Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 07/15/2005 10:02 AM Pg: 1 of 4

WARRANTY DEED
JOINT TENANCY
Statutory Illinois
(Individual to Individual)

Above Space for Recorder's use only

THE GRANTORS, SCOTT B FANDY AND DIANE ILENE SMASON, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and NO/100ths (\$10.00) DOLLARS, and other good and valuable consideration to them in hard paid,

CONVEY AND WARRANT to

JOHN GORDON AND CHRISTOPHER BEAUCKAMP

5646 North Kenmore

Chicago, Illinois 60660

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 17A AS DELINIATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE SOUTH 4.5 FEET OF LOT 5 AND ALL OF LOT 6 IN BLOCK 1 IN KIMBALL YOUNG'S SUBDIVISION OF THE NORTH 10 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO THE NORTH 35 FEET 6 INCHES OF LOT 10 IN BLOCK 2 IN OWNER'S DIVISION OF BRAUCKMANN AND GEHRKE'S SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 0 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION MADE BY AMALGAMATED TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT NO. 2275 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 23578004, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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 not in tenancy in common but in joint tenancy forever.

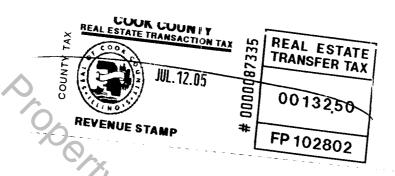
SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2004 and subsequent years.

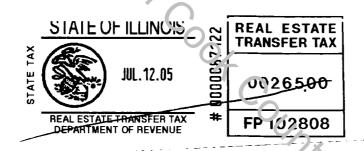
Permanent Index Number:	14-28-103-055-1016	
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Address of Real Estate: 3150 North Sheridan, Unit 17A, Chicago, Illinois 60657

150+33+

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0519642165D Page: 3 of 4

UNOFFICIAL COP Dated this 2 day of <u>June</u>, 20<u>05</u> (SEAL) **Individual to Individual** Christopher Beauchamp -004 COUNTY C 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 SCOTT B. TANDY AND DIANE ILENE SMASON, HUSBAND AND WIFE, personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged 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 day of June ,2005. Commission expires NOTARY PUBLIC

This instrument prepared by Fuchs & Roselli, Ltd., 440 W. Randolph St., Ste. 500, Chicago, IL 60606

IMPRESS SEAL HERE

0519642165D Page: 4 of 4

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MAIL TO:

Vincent F. Giuliano Attorney at Law 7222 West Cermak Road Suite 300 North Riverside, Illinois 60546

SEND SUBSEQUENT TAX BILLS TO:

John Gordon Christopher Beauchamp 3150 North Sheridan, #17A Chicago, IL 60657

Property of Cook County Clerk's Office