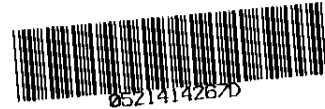


UNOFFICIAL COPY



Doc#: 0521414267
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 08/02/2005 11:12 AM Pg: 1 of 2

WARRANTY DEED (Illinois)

Jason G. Freund and Victoria M. Freund,
formerly known as **Victoria M. Borski**, Husband and wife,
Of the City of Chicago, County of Cook, State of Illinois,
for the Consideration of Ten (\$10.00) dollars,
and other good and valuable consideration in hand paid,
CONVEY and WARRANT to:

John Friedland and Marlene Friedland, his wife,
As to an undivided 65% interest, as joint tenants with the
Right of Survivorship, and **Susan Friedland, a single person,**
As to an undivided 35% interest,

Of _____

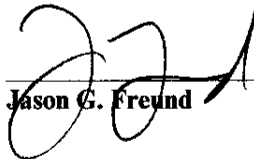
all interest in the following described Real Estate situated in Cook County, Illinois:

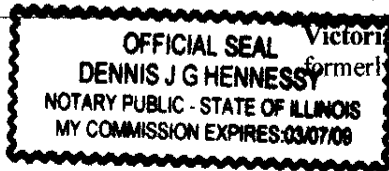
SEE ATTACHED LEGAL DESCRIPTION


Subject to: Real Estate Taxes for 2004 and subsequent years, easement, covenants and restrictions of record; 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, forever.

Address: 1724 N. Winnebago, Unit J, Chicago, Illinois 60647
PIN: 14-31-319-063

DATED this 2th day of July 2005


Jason G. Freund



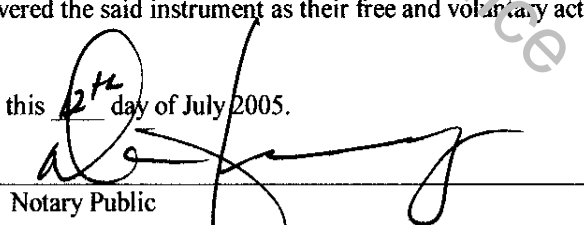

Victoria M. Freund,
formerly known as Victoria M. Borski

State of Illinois,
County of DuPage,

I, Dennis J.G. Hennessy, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jason G. Freund and Victoria M. Freund**, are personally known to me to be the same person whose names 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.

GIVEN under my hand and official seal, this 2th day of July 2005.

Commission expires 3/7/09


Notary Public

This Instrument was prepared by: Dennis Hennessy, 438 Hickory, Itasca, IL 60143

Mail to: Kenneth Kaergard
40W320 LaFox Rd. Suite E
St. Charles, IL 60175

Send Tax Bills to: Susan Friedland

BOX 15

1963
TICOR TITLES 570790

UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**

ORDER NUMBER: 2000 000570790 OC
STREET ADDRESS: 1724 N. WINNEBAGO
CITY: CHICAGO **COUNTY:** COOK COUNTY
TAX NUMBER: 14-31-319-063-0000


LEGAL DESCRIPTION:

PARCEL 1: THAT PART OF LOTS 27, 28, 29 AND 30 (EXCEPT THE SOUTHEASTERLY 15 FEET OF SAID LOT 30) TAKEN AS A SINGLE TRACT OF LAND IN ISHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4 AND 5 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4, LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +30.35 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE SOUTH 42°-00'-00" WEST ALONG THE NORTHWESTERLY LINE OF SAID TRACT, A DISTANCE OF 52.67 FEET; THENCE SOUTH 48°-00'-00" EAST, A DISTANCE OF 60.97 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 48°-00'-00" EAST A DISTANCE OF 11.63 FEET; THENCE SOUTH 42°-00'-00" WEST, 25.03 FEET; THENCE SOUTH 48°-00'-00" EAST, 2.96 FEET; THENCE SOUTH 42°-00'-00" WEST, 22.30 FEET TO THE SOUTHWESTERLY LINE OF SAID TRACT; THENCE NORTH 48°-00'-00" WEST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT, A DISTANCE OF 14.59 FEET; THENCE NORTH 42°-00'-00" EAST, 47.33 FEET TO THE PLACE OF BEGINNING, ALSO THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +30.35 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE SOUTH 42°-00'-00" WEST ALONG THE NORTHWESTERLY LINE OF SAID TRACT A DISTANCE OF 52.67 FEET; THENCE SOUTH 48°-00'-00" EAST, A DISTANCE OF 60.97 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 48°-00'-00" EAST, 11.63 FEET; THENCE SOUTH 42°-00'-00" WEST, 25.03 FEET, THENCE SOUTH 48°-00'-00" EAST, 8.25 FEET, THENCE SOUTH 42°-00'-00" WEST, 22.30 FEET TO THE SOUTHWESTERLY LINE OF SAID TRACT; THENCE NORTH 48°-00'-00" WEST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT, A DISTANCE OF 19.88 FEET; THENCE NORTH 42°-00'-00" EAST 47.33 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS AS CREATED BY THE DECLARATION OF COMPASS POINT RECORDED AS DOCUMENT NUMBER 97774171.

CITY TAX

CITY OF CHICAGO

 JUL.28.05


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0080018867

REAL ESTATE TRANSFER TAX
02898,75
FP 102803

STATE TAX

STATE OF ILLINOIS

 JUL.28.05


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000029140

REAL ESTATE TRANSFER TAX
00386,50
FP 102809

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

 JUL.28.05

REAL ESTATE TRANSFER TAX

0000029055

REAL ESTATE TRANSFER TAX
00193,25
FP326707

REVENUE STAMP

LEGALD