

UNOFFICIAL COPY



First American Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
Joint Tenants



Doc#: 0530440076 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/31/2005 03:36 PM Pg: 1 of 3

THE GRANTORS, JENNIFER A. FOWLER, a never married woman, and PATRICIA L. WALSH, a never married woman, as joint tenants, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to AMORAH KOHLI, a single man, and SONYA M. SEIFERT, a single woman, as joint tenants, 4712 N. Wolcott, 2W, Chicago, IL 60640 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

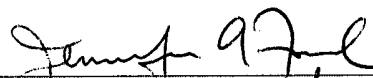
See Exhibit "A" attached hereto and made a part hereof


SUBJECT TO: Party wall rights and agreements, Private, public and utility easements and roads and highways, Covenants, conditions and restrictions of record, General taxes for the year 2004, 2005 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2005.

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 as joint tenants forever.

Permanent Real Estate Index Number: 14-07-217-024-1010
Address of Real Estate: 5318 N. Ravenswood Unit 202, Chicago, IL 60640

Dated this 27th day of September, 20 05



JENNIFER A. FOWLER


PATRICIA L. WALSH

FIRST AMERICAN
File # 1235013
2004

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JENNIFER A. FOWLER, a never married woman, and PATRICIA L. WALSH, a never married woman, as joint tenants, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27th day of September, 20 05.



Matthew X. Kelley (Notary Public)

Prepared by:

Matthew X. Kelley
1535 West Schaumburg Road, Suite 204
Schaumburg, IL 60194

Mail To:

LAW OFFICE HAROLD T. ROHLFING
1010 Lake Street, Suite 612
Oak Park, IL 60302

Name and Address of Taxpayer:

AMOR N. KOHLI and SONYA M. SEIFERT
5318 N. Ravenswood, Unit 202
Chicago, IL 60640

CITY TAX

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

CITY OF CHICAGO

OCT. 17.05

0000018886

REAL ESTATE TRANSFER TAX	02647.50
FP 102812	

COUNTY TAX

REVENUE STAMP

SEAL OF COOK COUNTY ILLINOIS

OCT. 17.05

COOK COUNTY
REAL ESTATE TRANSACTION TAX

0000017468

REAL ESTATE TRANSFER TAX	00176.50
FP 103028	

STATE TAX

STATE OF ILLINOIS

OCT. 17.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000017262

REAL ESTATE TRANSFER TAX	00353.00
FP 103027	

UNOFFICIAL COPY**LEGAL DESCRIPTION FOR:**

**5318 NORTH RAVENSWOOD, UNIT 202
CHICAGO, ILLINOIS 60640**

PERMANENT INDEX NO. 14-07-217-024-1010

UNIT 202 IN THE RAVE III CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 1, 2, 3, AND 4 IN BLOCK 2 IN NIKOLAUS MILLER'S SUBDIVISION OF THE EAST 511.00 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

AND

THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH LINE OF SUMMERDALE AVENUE WITH THE EAST LINE OF NORTH RAVENSWOOD AVENUE; THENCE EASTERLY OF SAID EASTERLY EXTENSION OF THE NORTH LINE OF WEST SUMMERDALE AVENUE, A DISTANCE OF 28.26 FEET TO A LINE PARALLEL WITH AND 30 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF THE MOST WESTERLY MAIN TRACK (NOW LOCATED) OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY; THENCE SOUTHERLY ON SAID PARALLEL LINE, A DISTANCE OF 298.43 FEET TO THE POINT, THENCE SOUTHWESTERLY ON A LINE WHICH FORMS AN ANGLE OF 45 DEGREES, AS MEASURED FROM LEFT TO RIGHT, WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 39.72 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH RAVENSWOOD AVENUE, AFORESAID; THENCE NORTHERLY ON LAST SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 326.60 FEET TO A POINT OF BEGINNING IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0318918048, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS;

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE 18, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0318918048.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 GRANTED BY DOCUMENT RECORDED AS NUMBER 0318918047 OVER THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

THE WEST 13 FEET OF THE FOLLOWING TRACT: COMMENCING AT THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH LINE OF WEST SUMMERDALE AVENUE WITH THE EAST LINE OF NORTH RAVENSWOOD AVENUE; THENCE EASTERLY ON SAID EASTERLY EXTENSION OF THE NORTH LINE OF WEST SUMMERDALE AVENUE, A DISTANCE OF 28.26 FEET TO A LINE PARALLEL WITH AND 30 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF THE MOST WESTERLY MAIN TRACT (NOW LOCATED) OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY; THENCE SOUTHERLY ON SAID PARALLEL LINE, A DISTANCE OF 298.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY CONTINUING ON THE SOUTHERLY EXTENSION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 131.82 FEET TO A LINE PARALLEL WITH AND 599.60 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 7; THENCE WESTERLY ON SAID PARALLEL LINE, A DISTANCE OF 28.03 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH RAVENSWOOD AVENUE, AFORESAID; THENCE NORTHERLY ON SAID EAST LINE, A DISTANCE OF 103.62 FEET TO A POINT; THENCE NORTHEASTERLY, A DISTANCE OF 39.72 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.