

# UNOFFICIAL COPY



Doc#: 0634540237 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/11/2006 04:05 PM Pg: 1 of 2

## THIS INSTRUMENT PREPARED BY:

Sara J. McMurray  
Attorney at Law, P.C.  
1234 Elmwood  
Evanston, IL 60202

## WARRANTY DEED

THE GRANTOR, Helen S.Y. Kuo, as Individual Successor Trustee of the Hsing-Kuo Kuo Trust <sup>dated Aug 5, 1992, and</sup> ~~restated~~ August 6, 2004, of the City of Chicago, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, CONVEYS AND WARRANTS unto Tom Kobylanski and Daniel R. Frankfort, the real estate commonly known as 2650 West Belmont, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, 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.

*\* NOT AS TENANTS IN COMMON, but as joint tenants with right of survivorship. -*

ADDRESS: 2650 West Belmont, Chicago, Illinois  
PTIN: 13-24-404-159-0000

*Both single*

DATED this 17th day of November, 2006

Helen S.Y. Kuo (SEAL)  
Helen S.Y. Kuo as Trustee as aforesaid

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Helen S.Y. Kuo, as Individual Successor Trustee of the Hsing-Kuo Kuo Trust dated August 6, 2004, 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 or she signed, sealed and delivered the said instrument as his or her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

*211*

GIVEN under my hand and notarial seal this 17th day of November, 2006.

[Signature]  
Notary Public

My commission expires: \_\_\_\_\_

FIRST AMERICAN TITLE

1534245 1/3



**UNOFFICIAL COPY****Legal Description:**

PARCEL 1: THE WEST 16.99 FEET OF THE EAST 87.10 FEET (AS MEASURED AT RIGHT ANGLES) OF LOT 18, IN THE BOATYARD AT BELMONT AND THE RIVER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1998 AS DOCUMENT NUMBER 08163174, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND ACROSS ALL WALKWAYS, PRIVATE ROADS AND DRIVEWAYS LOCATED ON THE COMMUNITY AREA AS CONTAINED IN COMMUNITY DECLARATION FOR BELMONT RIVER CLUB RECORDED MARCH 1, 2000 AS DOCUMENT 00148623, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND ACROSS THE DRIVEWAYS AND WALKWAYS LOCATED ON THE TOWNHOME COMMON AREA AS CONTAINED IN DECLARATION FOR BELMONT RIVER CLUB TOWNHOMES RECORDED MARCH 1, 2000 AS DOCUMENT 00148624, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2650 West Belmont, Chicago, Illinois  
PIN: 13-24-404-159-0000

After recording mail to:

Richard E. Bisca  
11614 Algonquin Road  
Algonquin, IL 60142

Send tax bills to:

Tom Kobylanski and Dan Frankfort  
2650 W. Belmont  
Chicago, IL 60618-5913

STATE TAX	STATE OF ILLINOIS	# 0000036289	REAL ESTATE TRANSFER TAX
	DEC.-6.06		00387.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103027
COUNTY TAX	COOK COUNTY	# 0000036488	REAL ESTATE TRANSFER TAX
	DEC.-6.06		00193.50
	REAL ESTATE TRANSACTION TAX REVENUE STAMP		FP 103028

CITY TAX	CITY OF CHICAGO	# 0000008666	REAL ESTATE TRANSFER TAX
	DEC.-6.06		02902.50
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 102812