

UNOFFICIAL COPY



Doc#: 0635202190 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/18/2006 01:38 PM Pg: 1 of 4

Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**

Property of Cook County Clerk's Office

f/k/a Denise A. Lynch

THE GRANTOR(S), Denise A. Kent and David M. Kent, Husband and Wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warranty(s) to Tuah Jenta and Amanda Apau, Husband and Wife, as tenants by the entirety, (GRANTEE'S ADDRESS) 1140 N. Wolcott, Chicago, Illinois 60622 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: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2006 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2006

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-31-323-041-0000
Address(es) of Real Estate: 2050 W Willow B, Chicago, Illinois 60647

Dated this 8th day of December, 2006

Denise A. Kent
Denise A. Kent f/k/a Denise A. Lynch
David M. Kent
David M. Kent

610265 1d3

486
C.F.

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 Denise A. Kent and David M. Kent, Husband and Wife, 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 8th day of December, 2006



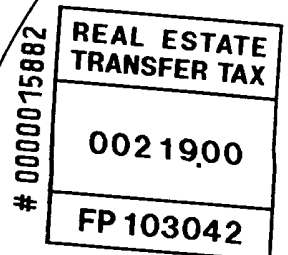
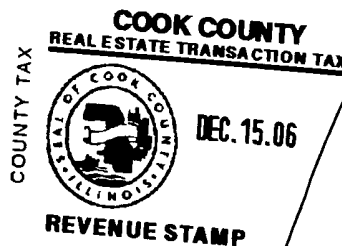
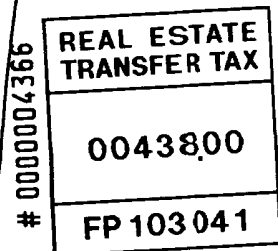
William L. Kabaker (Notary Public)

Prepared By: William L. Kabaker
William L. Kabaker & Associates, P.C.
c/o Cohen Rosenson & Zuckerman, L.L.C.
111 East Wacker Drive Suite 2620
Chicago, Illinois 60601

Mail To:
Larry Siegel
Kovitz Shifrin Nesbit
750 W. Lake Cook Rd. Suite 350
Buffalo Grove, IL. 60089

Name & Address of Taxpayer:
Tuah R. Jenta and Amanda Apau
2050 W Willow B
Chicago, Illinois 60647

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
482968 \$3,285.00
12/15/2006 10:13 Batch 07232 30 14



UNOFFICIAL COPY 070265

EXHIBIT A

Legal Description:

PARCEL 1:

THE NORTH 20.50 FEET OF THE WEST 26.42 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THOSE PORTIONS OF LOTS 1 THROUGH 27, BOTH INCLUSIVE IN BLOCK 3 IN BRADWELL'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH PART OF THE VACATED ALLEYS IN SAID BLOCK 3 AND PART OF VACATED WEST WILLOW STREET WHICH ARE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF NORTH HOYNE AVENUE AND WEST WILLOW STREET, SAID POINT BEING 11.70 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 6 IN SAID BLOCK 3 AFORESAID, AND BEING ESTABLISHED BY VACATION ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 27TH DAY OF APRIL 1914 AND RECORDED IN THE RECORDER'S OFFICE OF SAID COOK COUNTY ON THE 27TH DAY OF MAY 1914 AS DOCUMENT NO. 5425936; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE OF VACATED WILLOW STREET 52.99 FEET TO THE POINT OF THE BEGINNING; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 23.28 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 1.02 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 18.02 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 5.02 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 18.01 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 7.31 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 20.50 FEET; THENCE NORTH 39 DEGREES 22 MINUTES 10 SECONDS WEST 55.01 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 20.50 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 11.11 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 18.01 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 5.02 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 18.02 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 5.04 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 23.28 FEET TO THE SOUTH LINE OF VACATED WILLOW STREET AFORESAID; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE 32.57 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE DECLARATION FOR WILLOW COURT TOWNHOMES RECORDED OCTOBER 7, 1998 AS DOCUMENT NUMBER 98901388.

PARCEL 3:

P-2: THE EAST 10.06 FEET OF THE WEST 20.12 FEET (AS MEASURED ON THE SOUTH LINE) OF THE FOLLOWING DESCRIBED PROPERTY: THOSE PORTIONS OF LOTS 1 THROUGH 27, BOTH INCLUSIVE, IN BLOCK 3 IN BRADWELL'S ADDITION TO CHICAGO, IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, TOGETHER WITH PART OF THE VACATED ALLEYS IN SAID BLOCK 3 AND PART OF VACATED WEST WILLOW STREET WHICH ARE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF NORTH HOYNE AVENUE AND WEST WILLOW STREET, SAID POINT BEING 11.70 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 6 IN SAID BLOCK 3 AFORESAID, AND BEING ESTABLISHED BY VACATION Ordinance passed BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON

UNOFFICIAL COPY

THE 27TH DAY OF APRIL 1914 AND RECORDED IN THE RECORDER'S OFFICE OF SAID COOK COUNTY ON THE 27TH DAY OF MAY 1914 AS DOCUMENT NO. 5425936; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST ALONG THE EAST LINE OF NORTH HOYNE AVENUE 116.71 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 23 SECONDS EAST 239.27 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 29.99 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 1.25 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 29.99 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 1.09 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 30.01 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 3.86 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 71.88 FEET; THENCE SOUTH 33 DEGREES 37 MINUTES 50 SECONDS EAST 2.77 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 30.09 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 3.35 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 29.99 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 2.39 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 31.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS 22.12 FEET; THENCE SOUTH 79 DEGREES 51 MINUTES 49 SECONDS EAST 41.0 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 37 SECONDS EAST 15.0 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 23 SECONDS WEST 40.24 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 0.65 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2050-B WEST WILLOW, TOWNHOUSE # 21 AND PARKING SPACE 2, CHICAGO, IL 60647

Cook County Clerk's Office