

1/3  
0013535



**WARRANTY DEED**

Tenancy by Entirety

Doc#: 0701139004 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/11/2007 08:37 AM Pg: 1 of 4

THE GRANTORS, MATTHEW C. POHLMAN AND KRISTINE M. POHLMAN, HUSBAND AND WIFE, of the City of CHICAGO, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY and WARRANT to

KEVIN M. CHAPLIN AND JOY M. CHAPLIN

husband and wife, of 945 E. Kenilworth, Palatine, State of Illinois, not as joint tenants or tenants in common but as TENANTS BY THE ENTIRETY, the following described Real Estate:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

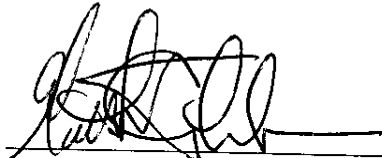
PIN: 13-23-409-076-0000

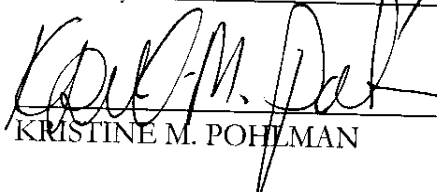
COMMONLY KNOWN AS: 3209 N. DRAKE, UNIT Q, CHICAGO, IL 60618

situated in the County of COOK, State of Illinois. The Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises not as joint tenants or tenants in common but as TENANTS BY ENTIRETY forever.

SUBJECT TO: General real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; and limitations and conditions imposed by the Illinois Condominium Property Act and the Condominium Declaration, if applicable.

DATED this 5<sup>th</sup> day of JANUARY, 20 07

  
MATTHEW C. POHLMAN (SEAL)

  
KRISTINE M. POHLMAN (SEAL)

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# UNOFFICIAL COPY

## Marquis Title Company

6060 N Milwaukee Ave.

Chicago, Il 60646

847-292-1300

847-292-1414 Fax

File # : 0613535

Borrower Name: Kevin M. Chaplin and Joy M. Chaplin, husband and wife

Address: 3209 North Drake Avenue, Unit Q

Pin # : 13-22-409-076-0000

### Legal Description:

#### PARCEL 1:

THE SOUTH 40.40 FEET OF THE NORTH 52.60 FEET (EXCEPT THE WEST 286.55 OF THE FOLLOWING DESCRIBED TRACT: LOTS 37 TO 48 IN BLOCK 4 IN THE SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1889 AS DOCUMENT 11875671 IN BOOK 36 OF PLATS PAGE 40, IN COOK COUNTY, ILLINOIS.


#### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON THE COMMON AREA COURTYARD AND INNER DRIVE AS DELINEATED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS DOCUMENT 00253165 IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

STATE TAX

**STATE OF ILLINOIS**



JAN. -9.07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 000000000

REAL ESTATE TRANSFER TAX
00307.00
FR 103041

COUNTY TAX

**COOK COUNTY**

REAL ESTATE TRANSACTION TAX




JAN. -9.07

REVENUE STAMP

# 000017140

REAL ESTATE TRANSFER TAX
00153.50
FP 103042

City of Chicago            Real Estate  
 Dept. of Revenue      Transfer Stamp  
 486582      \$2,302.50  
 01/09/2007 12:04 Batch 07242 74