

UNOFFICIAL COPY



Doc#: 0729242096 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/19/2007 10:47 AM Pg: 1 of 5

**PREPARED BY:**

Mark Sheaffer  
Two N. LaSalle, Suite 1100  
Chicago, IL 60602

**MAIL TAX BILL TO:**

Kenneth and Mari Jo Hanson  
1721 W Surf  
Chicago, IL 60657

**MAIL RECORDED DEED TO:**

Vincent M. Auricchio  
150 S Wacker Dr, Suite 2000  
Chicago, IL 60606

SA 4/10/11 130262-LND

**WARRANTY DEED**

Statutory (Illinois)

THE GRANTOR(S), Timothy Lyons, a single person, and JoAnn Olsen, a single person, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Kenneth Hanson and Mari Jo Hanson, husband and wife, of Chicago, Illinois, not as Joint Tenants nor as Tenants in Common but as Tenants by the Entirety, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 14-30-223-276-1043  
Property Address: 1721 W Surf, Chicago, IL 60657

Subject, however, to the general taxes for the year of 2006 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations 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 not as TENANTS BY THE ENTIRETY forever.

Dated this 2nd Day of October 2007

*[Handwritten signatures]*  
\_\_\_\_\_  
Timothy Lyons  
\_\_\_\_\_  
Jo Ann Olsen

City of Chicago  
Dept. of Revenue



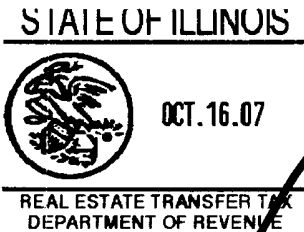
Real Estate  
Transfer Stamp  
\$5,475.00

10/05/2007 14:59 Batch 40916 49

BOX 334 CTI

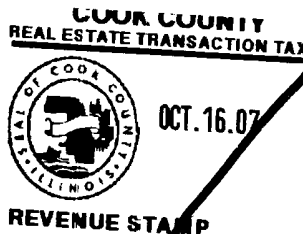
5K9

STATE TAX



REAL ESTATE TRANSFER TAX
0073000
# 0000105685
FP 102808

COUNTY TAX



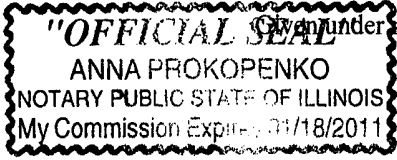
REAL ESTATE TRANSFER TAX
0036500
# 0000105685
FP 102802

# UNOFFICIAL COPY

Joint Tenancy Warranty Deed - *Continued*

STATE OF IL )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Timothy Lyons ~~and~~  
~~Mr. Olson~~, are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument,  
appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as  
his/her/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 notarial seal, this 02 Day of October 2007  
Anna Prokopenko  
Notary Public  
My commission expires: \_\_\_\_\_

Exempt under the provisions of paragraph \_\_\_\_\_

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Joint Tenancy Warranty Deed - ~~Continued~~

STATE OF IL )

COUNTY OF Cook )

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ~~Plameth Lyons and~~ Jo Ann Olsen, are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

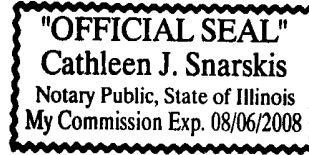
Given under my hand and notarial seal, this 2nd Day of October 2007

Cathleen J. Snarskis

Notary Public

My commission expires: 8/6/08

Exempt under the provisions of paragraph \_\_\_\_\_



Property of Cook County Clerk's Office

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A (CONTINUED)

ORDER NO.: 1401 SA4141011 F1

## 5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

## PARCEL 1:

UNIT NUMBER 43 IN THE COLUMBIA PLACE TOWNHOMES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF NORTH PAULINA STREET, 499.52 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 87° 25' 45" WEST 118.07 FEET TO A POINT ON THE EAST LINE OF A 16.00 FOOT PUBLIC ALLEY; THENCE NORTH 00° 36' 45" WEST ALONG SAID EAST LINE 8.00 FEET TO THE NORTHEAST CORNER OF SAID ALLEY; THENCE SOUTH 87° 25' 45" WEST ALONG THE NORTH LINE OF SAID ALLEY 165.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87° 25' 45" WEST ALONG SAID NORTH LINE OF ALLEY 80.19 FEET; THENCE NORTH 00° 36' 45" WEST 205.90 FEET TO A POINT OF CURVE; THENCE NORTHEAST 42.39 FEET ALONG A CURVED LINE CONVEX NORTHWESTERLY HAVING A RADIUS OF 117.01 FEET (SAID CURVED LINE HAVING A CHORD BEARING OF NORTH 09° 45' 57" EAST FOR A DISTANCE OF 42.16 FEET); THENCE NORTH 89° 20' 26" EAST 71.84 FEET; THENCE NORTH 00° 42' 23" EAST 69.25 FEET TO THE NORTHEASTERLY EXTENSION OF THE FIRST DESCRIBED ARC; THENCE NORTHEASTERLY ALONG AN EXTENSION OF THE FIRST DESCRIBED ARC, FOR A DISTANCE OF 39.59 FEET (SAID ARC HAVING A CHORD BEARING OF NORTH 80° 17' 17" EAST A DISTANCE OF 39.40 FEET) TO A LINE 60.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF WEST GEORGE STREET; THENCE NORTH 89° 58' 48" EAST ALONG SAID PARALLEL LINE 165.60 FEET; THENCE SOUTH 00° 36' 06" EAST 86.86 FEET; THENCE SOUTH 89° 58' 48" WEST 203.70 FEET; THENCE SOUTH 00° 37' 21" EAST 233.70 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## ALSO KNOWN AS:

THAT PART OF PROPOSED LOT 19 IN COLUMBIA PLACE SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF NORTH PAULINA STREET, 499.52 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 87° 25' 45" WEST 118.07 FEET TO A POINT ON THE EAST LINE OF A 16.00 FOOT PUBLIC ALLEY; THENCE NORTH 00° 36' 45" WEST ALONG SAID EAST LINE 8.00 FEET TO THE NORTHEAST CORNER OF SAID ALLEY; THENCE SOUTH 87° 25' 45" WEST ALONG THE NORTH LINE OF SAID ALLEY 165.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87° 25' 45" WEST ALONG SAID NORTH LINE OF ALLEY 80.19 FEET; THENCE NORTH 00° 36' 45" WEST 205.90 FEET TO A POINT OF CURVE; THENCE NORTHEAST 42.39 FEET ALONG A CURVED LINE CONVEX NORTHWESTERLY HAVING A RADIUS OF 117.01 FEET (SAID CURVED LINE HAVING A CHORD BEARING OF NORTH 09° 45' 57" EAST FOR A DISTANCE OF 42.16 FEET); THENCE NORTH 89° 20' 26" EAST 71.84 FEET; THENCE NORTH 00° 42' 23" EAST 69.25 FEET TO THE NORTHEASTERLY EXTENSION OF THE FIRST DESCRIBED ARC; THENCE NORTHEASTERLY ALONG AN EXTENSION OF THE FIRST DESCRIBED ARC, FOR A DISTANCE OF 39.59 FEET (SAID ARC HAVING A CHORD BEARING OF NORTH 80° 17' 17" EAST A DISTANCE OF 39.40 FEET) TO A LINE 60.50 FEET SOUTH OF AND PARALLEL WITH THE

CONTINUED ON NEXT PAGE

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CHICAGO TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE

## SCHEDULE A (CONTINUED)

ORDER NO.: 1401 SA4141011 F1

## 5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS (CONTINUED):

NORTH LINE OF WEST GEORGE STREET; THENCE NORTH 89° 58' 48" EAST ALONG SAID PARALLEL LINE 165.60 FEET; THENCE SOUTH 00° 36' 06" EAST 86.86 FEET; THENCE SOUTH 89° 58' 48" WEST 203.70 FEET; THENCE SOUTH 00° 37' 21" EAST 233.70 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 25, 2004 AS DOCUMENT 0414632080 AND AMENDED BY FIRST AMENDMENT TO CONDOMINIUM DECLARATION RECORDED AUGUST 18, 2004 AS DOCUMENT 0423119099, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 ABOVE FOR INGRESS AND EGRESS PURSUANT TO DECLARATION RECORDED MARCH 31, 2003 AS DOCUMENT 0030435492 BY PAULINA VENTURE I, LLC.

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