

UNOFFICIAL COPY



Doc#: 0731126160 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/07/2007 03:18 PM Pg: 1 of 2

WARRANTY DEED

Statutory (Illinois)

THE GRANTORS:

**TIM POWERS and
JENNIFER POWERS,**

Husband and wife,
of the City of Chicago,
State of Illinois, for and
in consideration of Ten and
no/100 Dollars (\$10.00) in

hand paid, and other good and
valuable consideration, CONVEY and WARRANT to
PATRICK L. WARD and LISA WARD, husband and wife

AFF 0701080 1/2
not as tenants in common, not as joint tenants, but as TENANTS BY THE ENTIRETY, the
following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

Subject to the following permitted exceptions, if any.: covenants, conditions, and restrictions of
record; public and utility easements; general real estate taxes for 2006 and subsequent years; the
mortgage or trust deed and acts done or suffered by or through the Purchaser.

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 in common, not as
joint tenants, but as TENANTS BY THE ENTIRETY, forever.

STREET ADDRESS: 1936 South Prairie, Unit B-20, Chicago, Illinois 60616
PIN: 17-22-308-051-1004

DATED THIS 15th DAY OF OCTOBER, 2007.

TIM POWERS

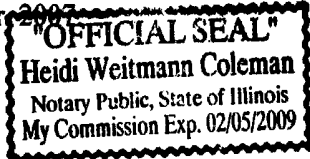
JENNIFER POWERS

State of Illinois, County of Cook ss. I, the undersigned a Notary Public in and for said County, in the
State aforesaid, DO HEREBY CERTIFY that TIM POWERS and JENNIFER POWERS, known to me
to be the same persons whose names 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.

Given under my hand and official seal, this 15 day of October, 2007.

NOTARY PUBLIC

SEAL



*This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Ste. 140,
Lincolnwood, Illinois 60712.*

Mail To:
Patrick + Lisa Ward
1936 S. Prairie Unit B-20
Chicago, IL 60616

Send Subsequent Tax Bills To:
Patrick + Lisa Ward
1936 S. Prairie Unit B-20
Chicago, IL 60616

UNOFFICIAL COPY

Address Given: 1936 South Prairie, Unit # B-20,
Chicago IL 60616

Permanent Index Number : 17-22-308-051-1004

Legal Description:**PARCEL 1:**

UNIT 20 IN THE COMMONWEALTH ON PRAIRIE AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 4 IN BLOCK 13 IN ASSESSORS DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF LOTS 12 THROUGH 17 IN BLOCK 4 IN WILLIAM JONES' ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT 4 AFORESAID 54.62 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 50 MINUTES 55 SECONDS EAST 50.18; THENCE NORTH 00 DEGREES 00 MINUTES 00 EAST 72.86 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 EAST 25 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 37.0 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 25.0 FEET; NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 72.70 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 24 SECONDS WEST 50.10 FEET TO THE WEST LINE OF TRACT; THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT 182.53 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010912803 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-20, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010912803.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
535072 \$2,565.00
11/06/2007 10:20 Batch 00743 39



STATE OF ILLINOIS

STATE TAX

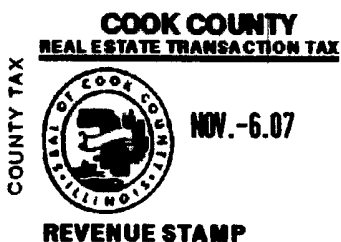


NOV.-6.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000021977

REAL ESTATE TRANSFER TAX
00342.00
FP 103037

AFF-0701086
EX COMM AFF-0701086

0000034266

REAL ESTATE TRANSFER TAX
00171.00
FP 103042