

UNOFFICIAL COPY

WARRANTY DEED
JOINT TENANTS
Statutory (ILLINOIS)
(Individual to Individual)



Doc#: 0735848005 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/24/2007 10:26 AM Pg: 1 of 2

THE Grantors, ROBERT S. COHEN and SUSAN T. LIPSITZ-COHEN, f/k/a Susan T. Lipsitz, husband and wife, of Forest Park, Illinois, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to ERIC J. SCHMIDT and JENNIFER RYAN SCHAFFER, of 1507 South Vine Avenue, Park Ridge, Illinois 60068, not as Tenants in Common, but as Joint Tenants, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

20F3 071129458

UNIT NUMBER 4-07 IN BROWN STREET STATION TOWNHOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1 AND 2 OF BROWN STREET STATION, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN SILVER MOON SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98212841, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject To: General taxes for the year 2007 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record, none of which provide for reverter, nor prohibit present use of property.

Property Address: 7521 Brown Avenue, Unit G, Forest Park, Illinois 60130
Permanent Index Number: 15-12-400-030-1031

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

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, but as Joint Tenants. FOREVER.

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 2778
CWC 12/11/07
Approved/Date

Dated this 12th day of December, 2007.

ROBERT S. COHEN

SUSAN T. LIPSITZ-COHEN, f/k/a
Susan T. Lipsitz

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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 ROBERT S. COHEN and SUSAN T. LIPSITZ-COHEN, f/k/a Susan T. Lipsitz, personally 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, including the release and waiver of the right of homestead.

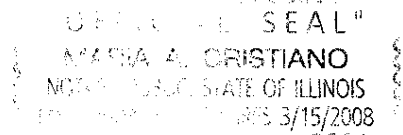
Given under my hand and official seal

this 12th day of December, 2007.

Commission expires 3-15-08

Mania A Cristiano

Notary Public



This instrument was prepared by Pellegrini & Cristiano, 6817 West North Avenue, Oak Park, Illinois 60302.

Mail To:

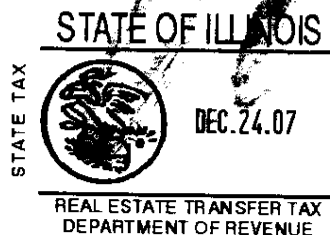
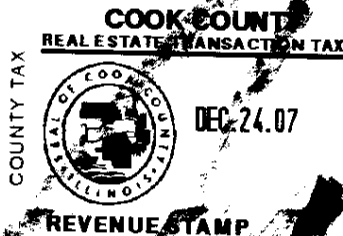
Send Subsequent Tax Bills To:

Michael R. Curry
20 N. Clark #2300
Chicago IL 60602

Schmidt/Schaffer
7521 Brown Avenue, G
Forest Park, IL 60130

OR

Recorder's Office Box No.: _____



REAL ESTATE TRANSFER TAX
0014500
FP 103052

REAL ESTATE TRANSFER TAX
0029000
FP 103049