

# UNOFFICIAL COPY

CTI - SA 3 247784

## WARRANTY DEED ILLINOIS



Doc#: 0809222035 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/01/2008 10:52 AM Pg: 1 of 3

### THE GRANTORS:

David M. Moore and  
Beatrice L. James-Moore,  
Husband and Wife,  
1444 S. Federal, Unit A

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and any other good and valuable consideration, in hand pay, CONVEYS and WARRANTS to:

**Gordon Paulson and Megan Paulson \***  
2101 S. Michigan  
Chicago, IL 60616

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

\* Husband and wife as Tenants by the Entirety

"See attached legal description"

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

SUBJECT TO: The following, if any: covenants, conditions and restrictions of record: public and utility easements; special governmental taxes or assessments for improvements not yet completed; general real estate taxes for the year 2007 and subsequent years; the mortgage or trust deed.

Permanent Index Number: 17-21-211-029-0000

Address of Real Estate: 1444 S. Federal Street, Unit A, Chicago, Illinois 60605

Dated this 28 day of March, 2008.

David M. Moore

Beatrice L. James-Moore

Box 334

3pgs

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STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT David M. Moore and Beatrice L. James-Moore, personally known to me to be the same person 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 25th day of March, 2008. ✓

Elizabeth E Roman  
Notary Public

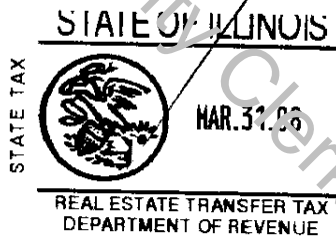
5/17/10  
Commission Expires

This instrument was prepared by: POWERS & OSEID, LTD.  
19 S. LaSalle Street, Suite 902  
Chicago, Illinois 60603

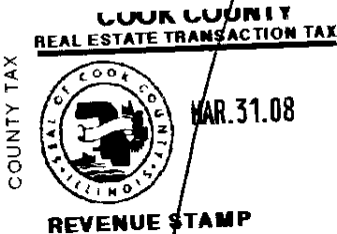


MAIL DEED AND TAX BILLS TO:

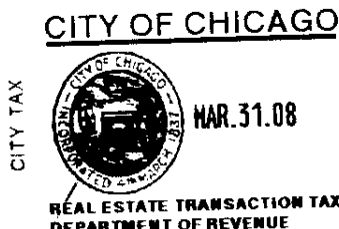
Gordon and Megan Paulson  
1444 S. Federal Street, Unit A  
Chicago, Illinois 60605



REAL ESTATE TRANSFER TAX
00825.00
FP 102808



REAL ESTATE TRANSFER TAX
00412.50
FP 102802



REAL ESTATE TRANSFER TAX
06187.50
FP 102805

# UNOFFICIAL COPY

Property address: 1444 S. Federal Street, Unit A, Chicago, Illinois 60605

Property index number: 17-21-211-029-0000

Legal description:

PARCEL 1:

THAT PART OF BLOCK 7 IN DEARBORN PARK UNIT 2, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID BLOCK 71.66 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST PERPENDICULAR THERETO FOR A DISTANCE OF 189.83 FEET TO THE EAST LINE OF SAID BLOCK; THENCE NORTH 00 DEGREES, 08 MINUTES, 18 SECONDS EAST ALONG SAID EAST LINE 14.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES WEST 57.20 FEET; THENCE NORTH 45 DEGREES WEST 7.07 FEET; THENCE NORTH 00 DEGREES EAST 124.97 FEET; THENCE NORTH 34 DEGREES, 37 MINUTES, 01 SECONDS WEST 28.16 FEET; THENCE NORTH 00 DEGREES EAST 39.31 FEET; THENCE NORTH 45 DEGREES EAST 20.68 FEET; THENCE NORTH 90 DEGREES EAST 64.08 FEET TO THE EAST LINE OF BLOCK 7 AFORESAID; THENCE SOUTH 00 DEGREES, 08 MINUTES, 18 SECONDS WEST ALONG SAID EAST LINE 207.08 FEET TO THE POINT OF BEGINNING (EXCEPT FROM THE ABOVE DESCRIBED PROPERTY TAKEN AS A TRACT THAT PART THEREOF LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT 51.83 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES, 50 MINUTES, 58 SECONDS WEST 78.58 FEET TO THE WEST LINE OF SAID TRACT AND EXCEPT FROM SAID TRACT THAT PART THEREOF LYING EAST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID TRACT 35.41 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES, 09 MINUTES, 02 SECONDS EAST 51.73 FEET) IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES INCLUDING SEWER, WATER, GAS AND DRAINAGE: THAT PART OF BLOCK 7 IN DEARBORN PARK UNIT 2 BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK, 71.66 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST PERPENDICULAR THERETO FOR A DISTANCE OF 189.83 FEET TO THE EAST LINE OF SAID BLOCK; THENCE NORTH 00 DEGREES, 08 MINUTES, 18 SECONDS EAST ALONG SAID EAST LINE 14.50 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST 57.20 FEET; THENCE NORTH 45 DEGREES, 00 MINUTES, 00 SECONDS WEST 7.07 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST 124.97 FEET; THENCE NORTH 34 DEGREES, 37 MINUTES, 01 SECONDS WEST 28.16 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST 39.31 FEET; THENCE NORTH 45 DEGREES, 00 MINUTES, 00 SECONDS EAST 20.68 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST 64.08 FEET TO THE EAST LINE OF BLOCK 7 AFORESAID; THENCE NORTH 00 DEGREES, 08 MINUTES, 18 SECONDS EAST 27.76 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST 63.51 FEET; THENCE NORTH 45 DEGREES, 00 MINUTES, 00 SECONDS WEST 21.57 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST 37.22 FEET; THENCE NORTH 33 DEGREES, 10 MINUTES, 17 SECONDS EAST 25.59 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST 37.12 FEET; THENCE NORTH 45 DEGREES, 00 MINUTES, 00 SECONDS EAST 14.14 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST 55.06 FEET TO THE EAST LINE OF BLOCK 7 AFORESAID; THENCE NORTH 00 DEGREES, 08 MINUTES, 18 SECONDS EAST ALONG SAID EAST LINE 14.0 FEET TO A LINE DRAWN PERPENDICULAR TO THE WEST LINE THEREOF THROUGH A POINT THEREIN 456.25 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG SAID PERPENDICULAR LINE 150.76 FEET TO SAID POINT ON THE WEST LINE THEREOF 456.25 FEET NORTH OF THE SOUTHWEST CORNER; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG SAID WEST LINE 14.0 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST 55.67 FEET; THENCE SOUTH 45 DEGREES, 00 MINUTES, 00 SECONDS EAST 14.14 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST 43.24 FEET; THENCE SOUTH 54 DEGREES, 02 MINUTES, 19 SECONDS EAST 24.71 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST 32.0 FEET; THENCE SOUTH 45 DEGREES, 00 MINUTES, 00 SECONDS WEST 32.88 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST 62.42 FEET TO A POINT IN THE WEST LINE OF BLOCK 7 AFORESAID 319.24 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG SAID WEST LINE 24.0 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST 62.43 FEET; THENCE SOUTH 45 DEGREES, 00 MINUTES, 00 SECONDS EAST 32.87 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST 32.56 FEET; THENCE SOUTH 45 DEGREES, 13 MINUTES, 03 SECONDS WEST 30.99 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST 126.44 FEET; THENCE SOUTH 45 DEGREES, 00 MINUTES, 00 SECONDS WEST 7.07 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST 58.67 FEET TO A POINT IN THE WEST LINE OF BLOCK 7 AFORESAID 86.16 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG SAID WEST LINE 14.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS