

UNOFFICIAL COPY

WARRANTY DEED
Individual to Individual

THE GRANTOR(S), **Todd Copeland, married to Amy Copeland,**



Doc#: 0810833040 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/17/2008 08:53 AM Pg: 1 of 3

of the City of **Chicago, County of Cook, State of Illinois** for and in consideration of TEN and No 100s (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to:

David P. Polmer
2516 W. Bloomingdale Ave., Unit B, Chicago, Illinois 60647

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

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes not due and payable at time of closing; Special Assessments confirmed after this Contract date; Building, building line and use of occupancy restrictions, conditions, and covenants of record; Zoning laws and Ordinances; Easements for public utilities; Drainage ditches, feeders, laterals and drain tile, pipe and other conduit,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have to hold said premises, forever.

Permanent Index Numbers: **14-31-319-055-0000**

Address of Real Estate: **1724 N. Winnebago, Unit B, Chicago, Illinois 60647**

DATED this 15 day of April, 2008

Todd Copeland (Seal)
Todd Copeland

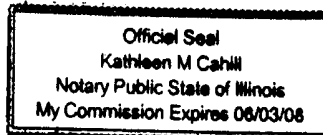
Amy Copeland (Seal)
Amy Copeland

State of Illinois, County of Cook S.S.

I, the undersigned, a Notary Public in and for said County, in the aforesaid State DO HEREBY CERTIFY that **Todd Copeland and Amy Copeland**, 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 official seal, this 15 day of April, 2008.

Kathleen Cahill
NOTARY PUBLIC



This instrument was prepared by Boniface F. Allocco, ALLOCCO & MILLER, P.C., 3409 N. Paulina, Chicago, IL 60657

SEND TAX BILL TO: David P. Polmer, 1724 N. Winnebago, Unit B, Chicago, Illinois 60647

MAIL TO: Charles L. Mervis, LEVUN GOODMAN & COHEN, 500 Skokie Blvd., #650, Northbrook, IL 60062

BOX 334 CT

3K9

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STATE OF ILLINOIS
 APR. 16.08
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000000000 #

REAL ESTATE TRANSFER TAX
 00320.00
 FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 APR. 16.08
 COUNTY TAX
 REVENUE STAMP

56587000000 #

REAL ESTATE TRANSFER TAX
 00160.00
 FP 103034

CITY OF CHICAGO
 APR. 16.08
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

006000000 #

REAL ESTATE TRANSFER TAX
 03360.00
 FP 103033

Property of Cook County Clerk's Office

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY****ORDER NUMBER:** 1409 ST5104209 ASC**STREET ADDRESS:** 1724 NORTH WINNEBAGO AVENUE

UNIT B

CITY: CHICAGO**COUNTY:** COOK**TAX NUMBER:** 14-31-319-055-0000**LEGAL DESCRIPTION:**

PARCEL 1: (UNIT B) THAT PART OF LOTS 27, 28, 29 AND 30 (EXCEPT THE SOUTHEASTERLY 15 FEET OF SAID LOT 30) TAKEN AS A SINGLE TRACT OF LAND IN ISHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4 AND 5 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE. 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 29.47 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE SOUTH 48°-00'-00" EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 75.16 FEET TO THE PLACE OF BEGINNING (SAID NORTHEASTERLY LINE ALSO BEING THE SOUTHWESTERLY LINE OF N. WINNEBAGO AVENUE); THENCE CONTINUING SOUTH 48°-00'-00" EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 10.82 FEET; THENCE SOUTH 42°-00'-00" WEST, 22.25 FEET; THENCE SOUTH 48°-00'-00" EAST, 3.0 FEET; THENCE SOUTH 42°-00'-00" WEST, 25.42 FEET, THENCE NORTH 48°-00'-00" WEST, 16.82 FEET; THENCE NORTH 42°-00'-00" EAST, 25.42 FEET; THENCE SOUTH 48°-00'-00" EAST, 3.0 FEET; THENCE NORTH 42°-00'-00" EAST, 22.25 FEET TO THE PLACE OF BEGINNING, ALSO THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 29.47 FEET AND BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 40.79 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE SOUTH 48°-00'-00" EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 80.57 FEET; THENCE SOUTH 42°-00'-00" WEST, 22.25 FEET TO THE PLACE OF BEGINNING, THENCE SOUTH 48°-00'-00" EAST, 8.41 FEET; THENCE SOUTH 42°-00'-00" WEST, 25.42 FEET; THENCE NORTH 48°-00'-00" WEST, 16.82 FEET; THENCE NORTH 42°-00'-00" EAST, 25.42 FEET; THENCE SOUTH 48°-00'-00" EAST, 8.41 FEET TO THE PLACE OF BEGINNING, ALSO THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 40.79 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE SOUTH 48°-00'-00" EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 80.57 FEET; THENCE SOUTH 42°-00'-00" WEST, 18.74 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 48°-00'-00" EAST, 6.04 FEET; THENCE SOUTH 42°-00'-00" WEST, 3.51 FEET; THENCE SOUTH 48°-00'-00" EAST, 2.37 FEET; THENCE SOUTH 42°-00'-00" WEST, 25.42 FEET; THENCE NORTH 48°-00'-00" WEST, 16.82 FEET; THENCE NORTH 42°-00'-00" EAST, 25.42 FEET; THENCE SOUTH 48°-00'-00" EAST, 8.41 FEET; THENCE NORTH 42°-00'-00" EAST, 3.51 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR COMPASS POINT HOMEOWNERS' ASSOCIATION RECORDED OCTOBER 17, 1997 AS DOCUMENT NUMBER 97774171.