

UNOFFICIAL COPY

WARRANTY DEED

JOINT TENANCY
ILLINOIS STATUTORY

MAIL TO:

~~JAMES CUMMINGS~~
~~EMILY SCHMITT~~
Abigail Schmitt
Connolly Roberts + McGivney
55 W. Monroe St. Ste. 1700
Chicago, IL 60603

NAME & ADDRESS OF TAXPAYER:

JAMES CUMMINGS
EMILY SCHMITT
1015 W. Buena #1W
Chicago IL 60612



Doc#: 0816233126 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/10/2008 11:32 AM Pg: 1 of 3

RECORDER'S STAMP

THE GRANTOR(S) FREDERICK O. HINES AND ANGELA HINES, A MARRIED couple,
of the CITY of CHICAGO County of COOK State of ILLINOIS
for and in consideration of \$10 DOLLARS
and other good and valuable considerations in hand paid,
CONVEY(S) AND WARRANT(S) to JAMES CUMMINGS AND EMILY SCHMITT, AN
UNMARRIED MAN AND UNMARRIED WOMAN
(GRANTEES' ADDRESS) 1015 W. BUENA, UNIT 1W
of the CITY of CHICAGO County of COOK State of ILLINOIS
not in Tenancy in Common, but in JOINT TENANCY, the following described real estate situated in the County of
COOK, in the State of Illinois, to wit:

See Attached Legal Description - Exhibit "A"

NOTE: If complete legal cannot fit in this space, leave blank and attach a separate 8.5" x 11" sheet with a minimum of .5" clear margin on all sides.

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 in Tenancy in Common, but in Joint Tenancy forever.

Permanent Index Number(s): 14-17-404-061-1086 AND 14-17-404-061-1044
Property Address: 1015 W. BUENA, 1W, CHICAGO, IL 60613

Dated this 23RD day of MAY, 2008.

Fredrick O. Hines (Seal) _____ (Seal)
Angela Marie Hines (Seal) _____ (Seal)
ANGELA MARIE HINES

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

BOX 334 CTI

CTIC Form No. 1158

349

SA 4406002 Hand 07-14

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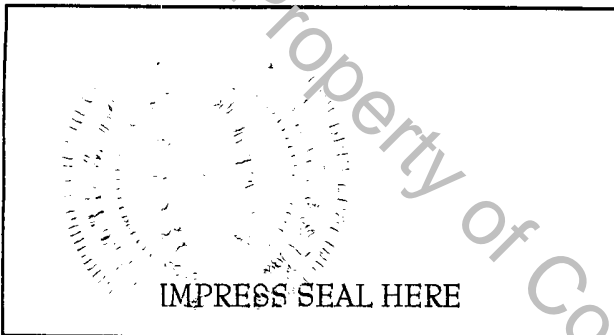
STATE OF ILLINOIS

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT FREDERICK O. HINES AND ANGELA M. HINES personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he they signed, sealed and delivered the 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 notarial seal, this 23 day of May, 2008.

My commission expires on September 22, 2015, Jamie L. Kellgren Notary Public



Cook COUNTY - ILLINOIS TRANSFER STAMP

* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:

JOSEPH EGLOFF
3843 N. BROADWAY
CHICAGO, IL 60613

STATE OF ILLINOIS



JUN.-9.18

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE
 TRANSFER TAX

00400.00

FP 103032

** This conveyance must contain the name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

COOK COUNTY
 REAL ESTATE TRANSACTION TAX



JUN.-9.08

REVENUE STAMP

REAL ESTATE
 TRANSFER TAX

00200.00

FP 103034

CITY OF CHICAGO



JUN.-9.08

REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

REAL ESTATE
 TRANSFER TAX

04200.00

FP 103033

WARRANTY DEED
 JOINT TENANCY ILLINOIS STATUTORY

FROM

TO

FREDERICK O. HINES AND
 ANGELA M. HINES
 TO
 JAMES CUMMINGS AND
 EMILY SCHMITT

EXHIBIT "A"
UNOFFICIAL COPY

STREET ADDRESS: 1015 W. BUENA AVE

UNIT 1W

CITY: CHICAGO

COUNTY: COOK

FAX NUMBER: 14-17-404-061-1044

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 1W AND PARKING SPACE UNIT UP20 IN BUENA VISTA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3, AND THE EAST 40 FEET OF LOT 29 TAKEN AS A TRACT (EXCEPT THE EAST 7 FEET OF LOTS 1, 2, 3 WHICH HAS BEEN CONDEMNED BY THE CITY OF CHICAGO FOR STREET PURPOSES AND EXCEPT THAT PART OF SAID TRACT BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES, 41 MINUTES, 45 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 117.31 FEET (THE NORTH LINE OF SAID TRACT ALSO BEING THE SOUTH LINE OF WEST BUENA AVENUE); THENCE SOUTH 00 DEGREES, 26 MINUTES, 51 SECONDS WEST, 79.92 FEET; THENCE NORTH 89 DEGREES, 33 MINUTES, 09 SECONDS WEST, A DISTANCE OF 116.69 FEET TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 79.62 FEET TO THE PLACE OF BEGINNING) ALL IN BLOCK 7 IN BUENA PARK SUBDIVISION IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1887 IN BOOK 25 OF PLATS, PAGE 28 AS DOCUMENT 840097, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010448652 AND AMENDED AS DOCUMENT NUMBER 0010935792, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.