

# UNOFFICIAL COPY



Doc#: 0819748006 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/15/2008 10:54 AM Pg: 1 of 4

## WARRANTY DEED ILLINOIS STATUTORY, JOINT TENANTS

### MAIL TO:

Steven K. Norgaard  
Attorney at Law  
493 Duane Street  
Glen Ellyn, Illinois 60137  
630-545-1005 Phone  
*BT-08-03348*

The Grantor(s) <sup>1 of 2</sup> Susan Kleinbort, n/k/a Susan Singer, in the County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Convey(S) and Warrant(s) to : Jeffrey Barnes, ~~a single man~~, and Caitlin Aveyard, ~~a single woman~~, as joint tenants, in the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

### LEGAL DESCRIPTION:

A. (Attached Hereto)

*or tenants in common, but as tenants by the entirety,*

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2008 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

*husband and wife*  
*not*

Property Index Number: 14-33-114-038-0000  
Property Address: 426 West Webster, Unit A, Chicago, Illinois 60614

Dated this 14 Day of July, 2008

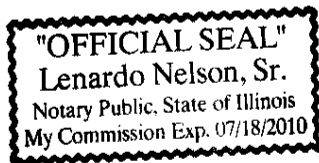
X *[Signature]*  
Susan Kleinbort, n/k/a Susan Singer

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Susan Kleinbort, n/k/a Susan Singer, is/are personally known to me to be the same person(s) whose name(s) 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 14<sup>th</sup> day of July, 2008

*[Signature]*  
Notary Public




Name of Taxpayer: Jeffrey Barnes and Caitlin Aveyard, 426 West Webster, Unit A, Chicago, Illinois 60614  
Prepared by: Peter L. Marx, 7104 West Addison, Chicago, Illinois 60634, (773) 283-8960

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STATE TAX

STATE OF ILLINOIS



JUL. 15.08

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000005232

REAL ESTATE TRANSFER TAX
0082200
FP 103050

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX




JUL. 15.08

REVENUE STAMP

# 0000005122

REAL ESTATE TRANSFER TAX
0041100
FP 103045

City of Chicago  
 Dept. of Revenue  
 556702  
 07/08/2008 14:02 Batch 02565 18



Real Estate  
 Transfer Stamp  
 \$8,631.00

Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

426 WEST WEBSTER, #A, CHICAGO, IL 60614  
14-33-114-038-0000

PARCEL 1: THAT PART OF LOTS 16, 17, 18 AND 19 IN HUSTED'S SUBDIVISION OF THE SOUTH PART OF BLOCK 13 IN CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN TOGETHER AS A TRACT, AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID TRACT, 51.34 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST AT RIGHT ANGLES TO THE EAST LINE OF SAID TRACT, 22.50 FEET TO THE POINT OF BEGINNING; CONTINUING THENCE WEST ALONG THE LAST DESCRIBED LINE, EXTENDED, 22.50 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT, 51.16 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT, 22.50 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT, 51.25 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2: A PERMANENT AIR RIGHT EASEMENT AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 2111184 AND CREATED BY A DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 13, 1963 AND KNOWN AS TRUST NUMBER 24288, TO PAUL **STEPHAN** AND ANN STEPHAN, HIS WIFE, DATED JUNE 5, 1970 FOR CONSTRUCTION, USE, MAINTENANCE AND ENJOYMENT OF A STRUCTURE ABOVE A HORIZONTAL PLANE AT ELEVATION 33.72 (CHICAGO DATUM) AND BELOW HORIZONTAL PLANE AT ELEVATION 45.26 (CHICAGO DATUM) OVER THAT PART OF LOTS 16, 17, 18 AND 19 IN HUSTED'S SUBDIVISION OF THE SOUTH PART OF BLOCK 13 IN CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE TRACT; THENCE WEST ON THE SOUTH LINE OF SAID TRACT, 45 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT, 30.53 FEET TO THE POINT OF BEGINNING, CONTINUING THENCE NORTH ON THE LAST MENTIONED PARALLEL LINE, 17.39 FEET; THENCE WEST PERPENDICULAR TO THE EAST LINE OF SAID TRACT 9.0 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT, 13.36 FEET; THENCE EAST PERPENDICULAR TO THE EAST LINE OF SAID TRACT, 2.83 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT, 1.61 FEET; THENCE EAST PERPENDICULAR TO THE EAST LINE OF SAID TRACT, 3.34 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT, 2.42 FEET; THENCE EAST PERPENDICULAR TO THE EAST LINE OF SAID TRACT, 2.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: NON-EXCLUSIVE, PERPETUAL EASEMENTS, AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 2111184 AND AS CREATED BY A DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 13, 1966 AND KNOWN AS TRUST NUMBER 24288 TO PAUL **STEPHAN** AND ANN STEPHAN, HIS WIFE, DATED JUNE 5, 1970 OVER THAT PART OF LOTS 16, 17, 18, 19 IN HUSTED'S SUBDIVISION OF THE SOUTH PART OF BLOCK 13 IN CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN TOGETHER AS A TRACT, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE THEREOF 45 FEET TO THE POINT OF BEGINNING; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT, 51.16 FEET; THENCE EAST PERPENDICULAR TO THE EAST LINE OF SAID TRACT 45.0 FEET TO A POINT ON SAID EAST LINE WHICH IS 51.34 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 8 FEET; THENCE WEST AT RIGHT ANGLES TO THE EAST LINE OF SAID TRACT, 45.0 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT, 49.06 FEET; THENCE EAST PERPENDICULAR TO THE EAST LINE OF SAID TRACT, 45.0 FEET TO A POINT ON SAID EAST LINE WHICH IS 108.40 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT, 18.62 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 100.0 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID TRACT, 18.97 FEET TO ITS INTERSECTION WITH A LINE WHICH IS PERPENDICULAR TO THE EAST LINE OF SAID TRACT AND EXTENDING THROUGH A POINT 108.40 FEET NORTH OF THE SOUTHEAST CORNER: THENCE EAST ALONG THE LAST MENTIONED LINE 46 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT; THENCE SOUTH ALONG

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426 WEST WEBSTER, # A, CHICAGO, IL 60614  
14-33-114-038-0000

THE WEST LINE OF SAID TRACT 8 FEET; THENCE EAST PERPENDICULAR TO THE EAST LINE OF SAID TRACT, 46.0 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT, 51.12 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 9 FEET TO THE POINT OF BEGINNING (SUBJECT TO THE FOLLOWING EASEMENTS DESCRIBED AS FOLLOWS: A PERMANENT AIR RIGHT EASEMENT FOR CONSTRUCTION, USE, MAINTENANCE AND ENJOYMENT OF A STRUCTURE ABOVE A HORIZONTAL PLANE AT ELEVATION 33.72 (CHICAGO DATUM) AND BELOW A HORIZONTAL PLANE AT ELEVATION 45.26 (CHICAGO DATUM) OVER THAT PART OF LOTS 16, 17, 18 AND 19 IN HUSTED'S SUBDIVISION OF THE SOUTH PART OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE TRACT; THENCE WEST ON THE SOUTH LINE OF SAID TRACT, 45 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT, 30.53 FEET TO THE POINT OF BEGINNING, CONTINUING THENCE NORTH ON THE LAST MENTIONED PARALLEL LINE 17.39 FEET; THENCE WEST PERPENDICULAR TO THE EAST LINE OF SAID TRACT, 9.0 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT, 13.36 FEET; THENCE EAST PERPENDICULAR TO THE EAST LINE OF SAID TRACT, 2.83 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 1.61 FEET; THENCE EAST PERPENDICULAR TO THE EAST LINE OF SAID TRACT, 3.34 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT, 2.42 FEET; THENCE EAST PERPENDICULAR TO THE EAST LINE OF SAID TRACT, 2.83 FEET TO THE POINT OF BEGINNING.

ALSO: COMMENCING AT THE SOUTHEAST CORNER OF THE TRACT; THENCE WEST ON THE SOUTH LINE OF SAID TRACT, 45 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 17.98 FEET TO THE POINT OF BEGINNING; CONTINUING THENCE NORTH ON THE LAST MENTIONED PARALLEL LINE 12.55 FEET; THENCE WEST PERPENDICULAR TO THE EAST LINE OF SAID TRACT, 2.83 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT, 2.42 FEET; THENCE WEST PERPENDICULAR TO THE EAST LINE OF SAID TRACT, 3.34 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT, 1.61 FEET; THENCE WEST PERPENDICULAR TO THE EAST LINE OF SAID TRACT, 2.83 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT, 16.58 FEET; THENCE EAST PERPENDICULAR TO THE EAST LINE OF SAID TRACT, 9.0 FEET TO THE POINT OF BEGINNING;

ALSO: A PERMANENT AIR RIGHT EASEMENT FOR CONSTRUCTION, USE, MAINTENANCE AND ENJOYMENT OF A STRUCTURE ABOVE A HORIZONTAL PLANE AT ELEVATION 36.02 (CHICAGO DATUM) AND BELOW A HORIZONTAL PLANE AT ELEVATION 47.55 (CHICAGO DATUM) OVER THAT PART OF LOTS 16, 17, 18 AND 19 IN HUSTED'S SUBDIVISION OF THE SOUTH PART OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION, AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE TRACT; THENCE WEST ON THE SOUTH LINE OF SAID TRACT 45 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT, 72.0 FEET TO THE POINT OF BEGINNING; CONTINUING THENCE NORTH ON THE LAST MENTIONED PARALLEL LINE 16.58 FEET; THENCE WEST PERPENDICULAR TO THE EAST LINE OF SAID TRACT 2.83 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT, 1.61 FEET; THENCE WEST PERPENDICULAR TO THE EAST LINE OF SAID TRACT, 3.34 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT, 2.42 FEET; THENCE WEST PERPENDICULAR TO THE EAST LINE OF SAID TRACT, 2.83 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT, 12.55 FEET; THENCE EAST PERPENDICULAR TO THE EAST LINE OF SAID TRACT, 9.0 FEET TO THE POINT OF BEGINNING;

ALSO: COMMENCING AT THE SOUTHEAST CORNER OF THE TRACT; THENCE WEST ON THE SOUTH LINE OF SAID TRACT, 45 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT, 83.58 FEET TO THE POINT OF BEGINNING; CONTINUING THENCE NORTH ON THE LAST MENTIONED PARALLEL LINE, 13.36 FEET; THENCE WEST PERPENDICULAR TO THE EAST LINE OF SAID TRACT, 9.0 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT, 17.39 FEET THENCE EAST PERPENDICULAR TO THE EAST LINE OF SAID TRACT, 2.83 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT, 2.42 FEET; THENCE EAST PARALLEL TO THE EAST LINE OF SAID TRACT, 3.34 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT, 1.61 FEET; THENCE EAST PERPENDICULAR TO THE EAST LINE OF SAID TRACT, 2.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.