

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)



Doc#: 0821833271 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/05/2008 01:49 PM Pg: 1 of 3

THE GRANTORS, RAY W. HELMS and JULIE BENDA, husband and wife, of 340 W. HURON Chicago, IL 60610, for and in consideration of Ten and 00/100ths (\$10.00) DOLLARS, and for good and other valuable consideration in hand paid, CONVEY and WARRANT to BRIAN SCHMITT AND ANN SCHMITT, husband and wife, of 1511 N. Vest Drive Naperville, IL 60563, as Tenants by the Entirety and not as joint tenants or as tenants in common, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Hereby releasing any claim that Grantors may have under the Homestead Exemption Laws of the State of Illinois.

Subject to covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through grantees; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws; general real estate taxes for the year 2007 (2nd installment) and subsequent years.

Permanent Real Estate Index Number(s): 17-09-207-006-1080
Address(es) of Real Estate: 340 W. Huron Unit 33F Chicago, IL 60610

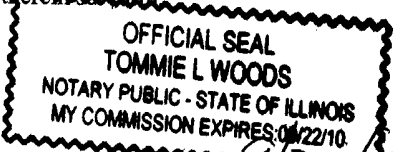
Date: July 31, 2008

RAY W. HELMS

JULIE BENDA

State of IL)
County of COOK) SS

The undersigned, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that RAY W. HELMS and JULIE BENDA, 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 and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.



GIVEN under my hand and notarial seal, this 23 day of JULY 2008

Tommie L. Woods
NOTARY PUBLIC

My Commission expires: 1/22/2010

This instrument was prepared by: Mary Ellen Rosemeyer 100 W. Monroe Street Suite 2204 Chicago, IL 60603.

MAIL TO:
Abigail Schmitt, ESQ.
55 W. Monroe Street Suite 1700
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:
Brian & Ann Schmitt
340 W. Huron Unit 33F
Chicago, IL 60610

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2
J

BOX 334


SA 3713125
371063
LWD

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



AUG.-4.08


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002700

REAL ESTATE TRANSFER TAX
00950.00
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG.-4.08


REVENUE STAMP

000000527

REAL ESTATE TRANSFER TAX
00475.00
FP 102802

CITY TAX

CITY OF CHICAGO



AUG.-4.08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000003542

REAL ESTATE TRANSFER TAX
09975.00
FP 102805

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LEGAL DESCRIPTION FOR 340 W. HURON UNIT 33F CHICAGO, IL 60610

UNIT 33-F IN TUXEDO PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 1 TO 16, BOTH INCLUSIVE, IN BLOCK 15 IN BUTLER WRIGHT & WEBSTER'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 9, <TPW 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF LOTS 1 TO 4, BOTH INCLUSIVE, IN BLOCK 8 IN THE HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 15 AFORESAID; THENCE SOUTH 89 DEGREES, 53 MINUTES, 29 SECONDS WEST ALONG SAID NORTH LINE 250.81 FEET; THENCE SOUTH 00 DEGREES, 06 MINUTES 31 SECONDS EAST AT RIGHT ANGLES THERETO 74.95 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 29 SECONDS EAST 174.33 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES, 31 SECONDS EAST AT RIGHT ANGLES THERETO 25.28 FEET; THENCE NORTH 00 DEGREES, 19 MINUTES, 31 SECONDS WEST ALONG SAID EAST LINE 99.94 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOTS 1 TO 16 BOTH INCLUSIVE AND VACATED ALLEY LYING SOUTH OF LOTS 1 TO 8 AND NORTH OF LOTS 9 TO 16 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1; THENCE SOUTH 00 DEGREES 19 MINUTES 31 SECONDS EAST ALONG THE EAST LINE THEREOF 84.04 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 19 SECONDS WEST 106.09 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 17.50 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 72.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 17.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 72.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOTS 1 TO 16 BOTH INCLUSIVE AND VACATED ALLEY LYING SOUTH OF LOTS 1 TO 8 AND NORTH OF LOTS 9 TO 16 IN BLOCK 15 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1; THENCE SOUTH 00 DEGREES 19 MINUTES 31 SECONDS EAST

ALONG THE EAST LINE THEREOF 116.54 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 29 SECONDS WEST 106.27 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 17.50 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 72.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 17.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 72.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 27, 1997, AS DOCUMENT NUMBER 97465251, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS