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Doc#: 1016011093 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/09/2010 12:57 PM Pg: 1 of 2



Chicago Title Insurance Company

Warranty DEED
ILLINOIS STATUTORY

DMZ
EGG
10102530012
ITD

THE GRANTOR(S), Matthew Cohen and Deborah Cohen, as Husband and Wife, as Tenants by the Entirety of the City of Chicago, 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 Amy Richards

(GRANTEE'S ADDRESS) 2626 W Catalpa, #23, Chicago, IL 60625

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

PARCEL 1: THE WEST 17.05 FEET OF THE WEST 35.94 FEET (AS MEASURED AT RIGHT ANGLES) OF LOT 8 IN THE BOATYARD AT BELMONT AND THE RIVER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAN THEREOF RECORDED DECEMBER 22, 1998 AS DOCUMENT NUMBER 08163174, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND ACROSS ALL WALKWAYS, PRIVATE ROADS AND DRIVEWAYS LOCATED ON THE COMMUNITY AREA AS CONTAINED IN COMMUNITY DECLARATION FOR BELMONT RIVER CLUB RECORDED MARCH 1, 2000 AS DOCUMENT 00148623, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND ACROSS THE DRIVEWAYS AND WALKWAYS LOCATED ON THE TOWNHOME COMMON AREA AS CONTAINED IN DECLARATION FOR BELMONT RIVER CLUB TOWNHOMES RECORDED MARCH 1, 2000 AS DOCUMENT 00148624, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 13-24-404-168-0000
Address(es) of Real Estate: 3249 N Washtenaw Avenue, Chicago, IL 60618

Dated this 20th day of May, 2010

Matthew Cohen

Deborah Cohen

2/8

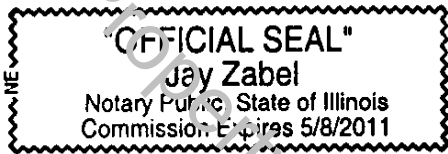
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Matthew Cohen and Deborah Cohen, as Husband and Wife, as Tenants by the Entirety 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 20th day of May, 2010



Jay Zabel (Notary Public)

Prepared By: Jay Zabel
Jay Zabel & Associates, Ltd.
55 W Monroe St., Suite 3950
Chicago, IL 60603

Mail To:
Marc Beermann
Law Offices of Beermann & DeBryne
728 Florsheim Dr
Libertyville, IL 60048

Name & Address of Taxpayer:
Amy Richards
3249 N Washtenaw Avenue
Chicago, IL 60618

