

# UNOFFICIAL COPY



Doc#: 1035404184 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/20/2010 01:41 PM Pg: 1 of 3

## WARRANTY DEED ILLINOIS STATUTORY TENANTS BY THE ENTIRETY

### Mail To:

Tory Boyer  
Attorney at Law  
3223 Lake Avenue, Suite 15C-303  
Wilmette, Illinois 60091  
847-866-0124 Phone

*unmarried female*  
The Grantor(s), Lois Schwarz, 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 Roberto Philippe and Keelin Philippe, as husband and wife, as tenants by the entirety, in Cook County, 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: (Attached Hereto)

*This property is non homestead for Lois Schwarz or her respective spouse*  
SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2010 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. TO HAVE AND TO HOLD said premises as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

Property Index Number: 13-24-200-058-0000  
Property Address: 2712 West Byron, Unit 27, Chicago, Illinois 60618

Dated this 19 Day of October, 2010

*X*  
  
Lois Schwarz

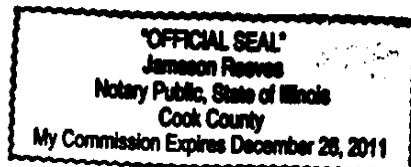
STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said Country, in the State aforesaid, CERTIFY THAT Lois Schwarz, independent executor for Lois Schwarz, 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 19th day of Oct, 2010

Notary Public

**BOX 334 CTT**




Taxpayer: to Roberto Philippe and Keelin Philippe, 2712 West Byron, Unit 27, Chicago, Illinois 60618  
Prepared by: Peter L. Marx, 7104 West Addison, Chicago, Illinois 60634, 773-283-8960 Phone

S Y  
P 3  
S N  
SC V  
INT SR


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PROPERTY OF COOK COUNTY Clerk's Office

**STATE OF ILLINOIS**  
  
 DEC. 14. 10  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE


# 0000006000

REAL ESTATE TRANSFER TAX
0027900
FP 103032

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
  
 DEC. 14. 10  
 COUNTY CLERK  
 REALTY DIVISION  
 REVENUE STAMP

# 0000006010

REAL ESTATE TRANSFER TAX
0013950
FP 103034

**CITY OF CHICAGO**  
  
 DEC. 14. 10  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000008079

REAL ESTATE TRANSFER TAX
0293000
FP 103033

1035404184D  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 CHICAGO, ILLINOIS  
 12/14/10

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## CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE SCHEDULE A (CONTINUED)

ORDER NO.: 1409 ST5118131 HNC

### 5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1; THAT PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 24, AFORESAID; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE THEREOF, 269.94 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN THE SUBDIVISION OF BLOCK 4 AND THAT PART OF BLOCK 5 LYING WEST AND NORTH OF THE CENTER LINE OF THE CHICAGO RIVER IN KINZIE'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 24, AFORESAID; THENCE SOUTH 1 DEGREE 31 MINUTES 40 SECONDS EAST, 50 FEET ALONG SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF IRVING PARK ROAD; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, ALONG SAID SOUTH LINE, 101.66 FEET; THENCE SOUTH 0 DEGREES 40 MINUTES 33 SECONDS EAST, 61.12 FEET; THENCE EASTERLY 6.39 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 10.50 FEET CONVEX TO THE SOUTH AND WHOSE CHORD BEARS SOUTH 73 DEGREES 15 MINUTES 4 SECONDS EAST, A DISTANCE OF 6.29 FEET; THENCE SOUTH 0 DEGREES 40 MINUTES 33 SECONDS EAST, 32 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, 136.35 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, 15 FEET; THENCE SOUTH 0 DEGREES 40 MINUTES 33 SECONDS EAST, 80 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 27 SECONDS WEST, 15 FEET; THENCE NORTH 0 DEGREES 40 MINUTES 33 SECONDS EAST, 80 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 27 SECONDS WEST, 15 FEET; THENCE NORTH 0 DEGREES 40 MINUTES 33 SECONDS WEST, 80 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR RIVER PARK NORTH HOMEOWNER'S ASSOCIATION RECORDED APRIL 28, 2000 AS DOCUMENT NUMBER 0511812274, MADE BY IRVING PARK DEVELOPMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS DECLARANT, FOR ACCESS, INGRESS, AND EGRESS AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

2712 WEST BYRON, #27, CHICAGO, IL 60614  
13-24-200-058-0000