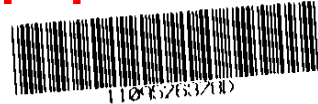


UNOFFICIAL COPY



PREPARED BY:

Morton J. Rubin, P.C.
3330 Dundee Road, Suite C4
Northbrook, IL 60062

Doc#: 1109526378 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/05/2011 11:24 AM Pg: 1 of 2

MAIL TAX BILL TO:

ALEXANDER ROSENSTEIN and BROOKE
ROSENSTEIN
2700 SEMINARY, #G
CHICAGO, IL 60614

MAIL RECORDED DEED TO:

Patricia Gutierrez Pascual
Robert G. Guzaldo & Assoc.
6650 N. Northwest Hwy
Suite 300
Chicago, IL 60631

110379601487 1/3

TENANCY BY THE ENTIRETY WARRANTY DEED
Statutory (Illinois)

THE GRANTOR(S), JAMES GORDON, AS TRUSTEE OF THE JAMES GORDON TRUST UNDER AGREEMENT DATED JANUARY 21, 1981, of the City of CHICAGO, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to ALEXANDER ROSENSTEIN and BROOKE E. ROSENSTEIN

, of 2502 W. EASTWOOD, CHICAGO, Illinois 60625, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1:

(PARCEL 12) LOTS 25 THROUGH 28, TAKEN AS A TRACT, (EXCEPT THE NORTHWESTERLY 156.25 FEET AND EXCEPT THE SOUTHWESTERLY 99.58 FEET) IN BROOMELL'S SUBDIVISION (EXCEPT THE EAST 6 2/3 ACRES OF OUTLOT 13 IN CANAL TRUSTEES SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ALSO THE SOUTHEASTERLY 9.50 FEET OF THE NORTHWESTERLY 156.25 FEET (EXCEPT THE SOUTHWESTERLY 98.45 FEET) OF THE FOLLOWING DESCRIBED TRACT: THE "TRACT" BEING DESCRIBED AS: LOTS 25 THROUGH 28 IN BROOMELL'S SUBDIVISION (EXCEPT THE EAST 6 2/3 ACRES) OF OUTLOT 10 AND (EXCEPT THE EAST 3 1/3 ACRES) OF OUTLOT 13 IN CANAL TRUSTEES SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SEMINARY COURT TOWNHOMES RECORDED AUGUST 29, 1995 AS DOCUMENT NUMBER 95573176 FOR INGRESS AND EGRESS OVER: LOTS 25 THROUGH 28 IN BROOMELL'S SUBDIVISION (EXCEPT THE EAST 6 2/3 ACRES) OF OUTLOT 10 AND (EXCEPT THE EAST 3 1/3 ACRES) OF OUTLOT 13 IN CANAL TRUSTEES SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PROPERTY TAKEN AS A TRACT, THE SOUTHEASTERLY 43.76 FEET AND EXCEPT THE SOUTHWESTERLY 63.50 FEET OF THE NORTHWESTERLY 47.41 FEET OF THE SOUTHEASTERLY 163.76 FEET OF THE SOUTHWESTERLY 63.50 FEET AND EXCEPT THE NORTHWESTERLY 20.50 FEET AND EXCEPT THAT PART OF THE SOUTHEASTERLY 113.0 FEET OF THE NORTHWESTERLY 146.76 FEET THAT LIES NORTHEASTERLY OF THE SOUTHWESTERLY 76.33 FEET AND EXCEPT THAT PART OF THE SOUTHEASTERLY 13.25 FEET OF THE NORTHWESTERLY 33.75 FEET THAT LIES NORTHEASTERLY OF THE SOUTHWESTERLY 106.50 FEET AND EXCEPT THAT PART OF THE SOUTHEASTERLY 9.50 FEET OF THE NORTHWESTERLY 156.25 FEET THAT LIES NORTHEASTERLY OF THE SOUTHWESTERLY 156.25 FEET THAT LIES NORTHEASTERLY OF THE SOUTHWESTERLY 98.45 FEET) IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 14-29-400-052-0000

Property Address: 2700 SEMINARY, #G, CHICAGO, IL 60614

Subject, however, to the general taxes for the year of 2010 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Blvd., Suite 2000
Chicago, IL 60606
FOR USE IN: ALL STATES
of 2
Title Search Department

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises not as JOINT TENANTS or TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY forever.

Dated this 3rd day of March, 2011

JAMES GORDON, AS TRUSTEE OF THE JAMES GORDON TRUST UNDER AGREEMENT DATED JANUARY 21, 1981

By

[Signature]

STATE OF Illinois)
COUNTY OF Cook) SS.


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JAMES GORDON, AS TRUSTEE OF THE JAMES GORDON TRUST UNDER AGREEMENT DATED JANUARY 21, 1981, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 3rd day of March, 2011

[Signature]
Notary Public
My commission expires: 7/23/2014

CITY TAX

CITY OF CHICAGO



MAR.28.11


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000401
REAL ESTATE TRANSFER TAX
0675.150
FP326650



STATE TAX

STATE OF ILLINOIS




MAR.28.11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002703
REAL ESTATE TRANSFER TAX
00643.00
FP326652

COUNTY TAX

COOK COUNTY



MAR.28.11

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000002441
REAL ESTATE TRANSFER TAX
0032.150
FP326665