

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 1208911073 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/29/2012 11:33 AM Pg: 1 of 3

The Grantor, J.E.S. DEVELOPMENT, INC., an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly Authorized to transact business in the State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid and pursuant to the authority given by the Directors of said Corporation,

SA4746184(NA) CTT | DONOR (OF)

CONVEYS and WARRANTS to JONATHAN BERGER AND REBECCA BERGER, husband and wife, of 1737 W. Nason, Chicago, Illinois, 60657, not as Tenants in Common not as Joint Tenants but as TENANTYS BY THE ENTIRETY, the following described real estate situate in the County of Cook and State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION RIDER

Subject only to the following, if any: covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not yet due and payable at the time of Closing.

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 Tenants in Common not as Joint Tenants but as TENANTS BY THE ENTIRETY, forever.

Dated this 20<sup>th</sup> day of March 2012.

PIN:

14-28-203-012-0000

COMMONLY KNOWN AS:

332 W. Oakdale, Chicago, IL 60657

J.E.S. DEVELOPMENT, INC.,  
an Illinois corporation,

By:

JONI E. STERN, President

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P    
S    
SC    
INT

**BOX 334 CTT**

# UNOFFICIAL COPY

This Instrument Prepared By:

HAL A. LIPSHUTZ  
ATTORNEY AT LAW  
1120 W. BELMONT AVE.  
CHICAGO, IL 60657

Send subsequent tax bills to:

JONATHAN BERGER  
REBECCA BERGER  
332 W. OAKDALE  
CHICAGO, IL 60657



MAIL TO:

SEAN W. BEZARK  
77 WEST WACKER DRIVE  
SUITE 3100  
CHICAGO, IL 60601

STATE OF FLORIDA )

COUNTY OF PALM BEACH )

SS: )

I, the undersigned, a Notary Public and Attorney at Law, in and for said County in the State aforesaid, do hereby certify that JONIE STERN, president of J.E.S. DEVELOPMENT, INC., an Illinois corporation, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered such instrument as her own free and voluntary act for the uses and purposes set forth therein.



GIVEN under my hand and notarial seal, this 20<sup>th</sup> day of March 2012.

  
Notary Public, Attorney at Law


My commission expires:

3/22/14

NOTARY PUBLIC-STATE OF FLORIDA  
Frank J. Imbaro  
Commission # DD963018  
Expires: MAR. 22, 2014  
BONDED THRU ATLANTIC BONDING CO., INC.

REAL ESTATE TRANSFER		03/20/2012
	COOK	\$975.00
	ILLINOIS:	\$1,950.00
	TOTAL:	\$2,925.00

14-28-203-012-0000 | 20120301602084 | 6622DA

REAL ESTATE TRANSFER		03/20/2012
	CHICAGO:	\$14,625.00
	CTA:	\$5,850.00
	TOTAL:	\$20,475.00

14-28-203-012-0000 | 20120301602084 | B73GKX

**UNOFFICIAL COPY****LEGAL DESCRIPTION RIDER**

THE EAST 1/2 OF THE FOLLOWING DESCRIBED LAND TAKEN AS A TRACT:

THAT PART OF LOT 8 IN THE COUNTY CLERK'S DIVISION OF LOTS 2, 3 AND 4 AND THE SOUTH 33 FEET OF LOT 1 IN THE ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, <ETP, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF LOT 8, 336 FEET WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK AS ESTABLISHED BY DECREE OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ENTERED OCTOBER 31, 1904 IN CASE GENERAL 256836, SAID POINT BEING ON THE NORTH LINE OF OAKDALE AVENUE AND 85 FEET EAST OF THE EAST LINE OF AN 18 FOOT PUBLIC ALLEY; THENCE RUNNING NORTH PARALLEL WITH THE EAST LINE OF THE 18 FOOT PUBLIC ALLEY, THE SAME BEING A LINE PARALLEL WITH THE WEST LINE OF THE EAST FRACTIONAL 1/2 OF SECTION 28, 140.33 FEET MORE OR LESS, TO THE SOUTH LINE OF AN 18 FOOT PUBLIC ALLEY; THENCE EAST ON THE SOUTH LINE OF SAID LAST MENTIONED 18 FOOT PUBLIC ALLEY THE SAME BEING A LINE PARALLEL WITH THE NORTH LINE OF OAKDALE AVENUE, 20 FEET, TO A POINT 314 FEET EAST OF THE WEST LINE OF EAST FRACTIONAL 1/2 OF SECTION 28, SAID POINT BEING 274 FEET EAST OF THE EAST LINE OF SHERIDAN ROAD AS NOW LOCATED AND WHICH POINT IS ON THE SOUTH LINE OF SAID LAST MENTIONED 18 FOOT PUBLIC ALLEY; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF THE EAST FRACTIONAL 1/2 OF SAID SECTION 28, 140.33 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 8, BEING ALSO THE NORTH LINE OF OAKDALE AVENUE; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 8 BEING ALSO THE NORTH LINE OF OAKDALE AVENUE 20 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 8 IN THE COUNTY CLERK'S DIVISION OF LOTS 2, 3 AND 4 AND THE SOUTH 33 FEET OF LOT 1 IN THE ASSESSOR'S DIVISION OF LOTS 1, AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, <ETP, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF LOT 8, 368 FEET WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK AS ESTABLISHED BY DECREE OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS ENTERED OCTOBER 31, 1904 IN CASE GENERAL 256836, SAID POINT BEING ON THE NORTH LINE OF OAKDALE AVENUE AND 53 FEET EAST OF THE EAST LINE OF AN 18 FOOT PUBLIC ALLEY; THENCE RUNNING NORTH PARALLEL TO THE EAST LINE OF SAID 18 FOOT PUBLIC ALLEY, THE SAME BEING A LINE PARALLEL WITH THE WEST LINE OF THE EAST FRACTIONAL 1/2 OF SAID SECTION 28, 140.33 FEET, MORE OR LESS, TO THE SOUTH LINE OF AN 18 FOOT PUBLIC ALLEY, THENCE EAST ON THE SOUTH LINE OF SAID LAST MENTIONED 18 FOOT PUBLIC ALLEY, THE SAME BEING A LINE PARALLEL WITH THE NORTH LINE OF OAKDALE AVENUE 32 FEET TO A POINT 294 FEET EAST OF THE WEST LINE OF THE EAST FRACTIONAL 1/2 OF SAID SECTION 28, SAID POINT BEING 254 FEET EAST OF THE EAST LINE OF SHERIDAN ROAD, AS NOW LOCATED AND WHICH POINT IS ON THE SOUTH LINE OF SAID LAST MENTIONED 18 FOOT PUBLIC ALLEY; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF THE EAST FRACTIONAL 1/2, 140.33 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 8, BEING THE NORTH LINE OF OAKDALE AVENUE; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 8, BEING ALSO THE NORTH LINE OF OAKDALE AVENUE, 32 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 14-28-203-012-0000

COMMONLY KNOWN AS: 332 W. OAKDALE, CHICAGO, ILLINOIS 60657.