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Doc#: 1221433112 Fee: \$64.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/01/2012 09:49 AM Pg: 1 of 3

WARRANTY DEED

The Grantors, Matthew W. Payne, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois and Jill E. Payne now known as Jill Kale Payne, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and WARRANT to Grantees.

Scott W. Poby and Kari E. Poby
5921 W. Dayton
Fresno, CA 93722

as husband and wife, not as tenants in common and not as joint tenants but as tenants by the entirety the following described real estate situated in the County of Cook, in the State of Illinois:

[see Exhibit A attached hereto]

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to: general real estate taxes not yet due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate. To have and to hold said premises not as tenants in common and not as joint tenants but as tenants by the entirety forever.

Real Estate Permanent Index Number: 13-36-315-050-0000

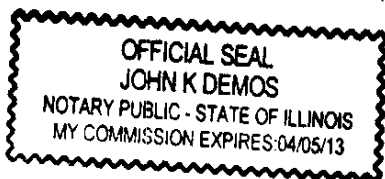
Address of Real Estate: 1828 N. California, Chicago, Illinois 60647

Dated this 26 day of June, 2012

Matthew W. Payne

Jill E. Payne

Jill Kale Payne



333-CP

S N
P 3
SCY N
INT W

201226808/SA2252850

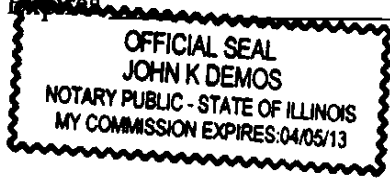
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State of ILLINOIS)
) ss
 County of COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Matthew W. Payne and Jill E. Payne now known as Jill Kale Payne personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth including the waiver of the right of homestead.

Given under my hand and official seal, this 20 day of JUNE, 2012

John K Demos Commission Expires _____
 Notary Public



Mail To:
 Jason C. Schram
 Law Office of Jason C. Schram, P.C.
 2860 S. River Road, Suite 145
 Des Plaines, IL 60018

REAL ESTATE TRANSFER		07/24/2012
	CHICAGO:	\$3,611.25
	CTA:	\$1,444.50
	TOTAL:	\$5,055.75

13-36-315-050-0000 | 20120701603151 | 0XUNS7

Send Tax Bill To:
 Scott W. Poby and Kari E. Poby
 1828 N. California
 Chicago, IL 60647

REAL ESTATE TRANSFER		07/24/2012
	COOK	\$240.75
	ILLINOIS:	\$481.50
	TOTAL:	\$722.25

13-36-315-050-0000 | 20120701603151 | 3Y0UKL

This instrument was prepared by:
 Barbara M. Demos
 Law Office of Barbara M. Demos, P.C.
 4746 N. Milwaukee Avenue
 Chicago, IL 60630

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EXHIBIT A LEGAL DESCRIPTION

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A SINGLE TRACT OF LAND: LOT 4 (EXCEPT THE NORTH 30 FEET THEREOF) AND ALL OF LOTS 5 TO LOT 11 INCLUSIVE IN BLOCK 8 IN HANSBROUGH AND HESS' SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF BLOOMINGDALE AVENUE LYING SOUTH AND ADJOINING AFORESAID LOT 11 IN BLOCK 8 VACATED BY INDUSTRIAL STREET VACATION ORDINANCE RECORDED DECEMBER 1, 1998 AS DOCUMENT 08082723 SAID PART OF SAID TRACT BEING BOUND AND DESCRIBED AS FOLLOWS. COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 100.18 FEET TO THE PLACE OF BEGINNING (THE EAST LINE OF SAID TRACT ALSO BEING THE WEST LINE OF NORTH CALIFORNIA AVENUE); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 25.14 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 24 SECONDS WEST, 100.10 FEET TO THE WEST LINE OF SAID TRACT (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF A NORTH-SOUTH 14 FOOT PUBLIC ALLEY); THENCE NORTH 00 DEGREES 00 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 25.06 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 49 SECONDS EAST, 100.10 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.