

# UNOFFICIAL COPY



## WARRANTY DEED TENANCY BY THE ENTIRETY Statutory (Illinois) (Individual to Individual)

Doc#: 1231417011 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/09/2012 10:01 AM Pg: 1 of 3

When Recorded Return To:  
indecmm Global Services  
2925 Country Drive  
St. Paul, MN 55117

+8120633  
Rec list

Above Space for Recorder's Use Only

THE GRANTOR(S) PLAMEN D. PENEV, an unmarried man, of the city of Chicago, County of Cook, State of IL, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to

Jonathan T. Nixon and Kaylea A. Nixon  
of husband and wife

Not as joint tenants with rights of survivorship, nor as tenants in common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

### LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

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, nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever.

SUBJECT TO: General taxes for 2011 and subsequent years and (SEE ATTACHED)

Permanent Real Estate Index Number(s): 14-29-400-056-0000

Address(es) of Real Estate: 2700 North Seminary Avenue, Unit C, Chicago, Illinois 60614

Dated this 26<sup>th</sup> day of September, 2012

x Plamen D. Penev (SEAL)

PLAMEN D. PENEV

x \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

✓ State of Illinois, County of \_\_\_\_\_ ss. I, the undersigned, a Notary Public in and for said County,

in the state aforesaid, DO HEREBY CERTIFY that PLAMEN D. PENEV, 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.

IMPRESS SEAL HERE

Syler  
P 3  
S  
M  
S  
E  
IN

# UNOFFICIAL COPY

**Warranty Deed**  
TENANCY BY THE ENTIRETY  
INDIVIDUAL TO INDIVIDUAL

TO

Property of Cook County Clerk's Office

Given under my hand and official seal, this 26<sup>th</sup> day of SEPTEMBER, 2012

Commission expires KEVIN MOFFAT  
**NOTARY PUBLIC OF NEW JERSEY**  
Commission Expires 5/15/2013

[Signature]  
**NOTARY PUBLIC**

This instrument was prepared by: John C. Clavio, Attorney at Law, 10277 W. Lincoln Highway, Frankfort, IL 60423

**MAIL TO:**

**SEND SUBSEQUENT TAX BILLS TO:**

Jonathan T. + Kaylea A. Nixon  
(Name)

Jonathan T. + Kaylea A. Nixon  
(Name)

2700 N SEMINARY AVE UNIT C  
(Address)

2700 N. SEMINARY AVE. UNIT C  
(Address)

Chicago, IL 60614  
(City, State and Zip)

Chicago, IL 60614  
(City, State and Zip)

**REAL ESTATE TRANSFER** ✓ 10/22/2012



**CHICAGO:** \$3,420.00  
**CTA:** \$1,368.00  
**TOTAL:** \$4,788.00

14-29-400-056-0000 | 20120901603876 | 6ZMLAC

**REAL ESTATE TRANSFER** 11/06/2012



**COOK** \$228.00  
**ILLINOIS:** \$456.00  
**TOTAL:** \$684.00

14-29-400-056-0000 | 20120901603876 | EEFLF6

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

PARCEL 1: (PARCEL 16) THE NORTHEASTERLY 15.0 FEET OF THE SOUTHWESTERLY 45.58 FEET OF THE SOUTHEASTERLY 43.76 FEET OF THE FOLLOWING DESCRIBED TRACT:  
THE "TRACT" BEING DESCRIBED AS: LOTS 25 TO 28 N 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 DOC. NO. 95573176 FOR INGRESS AND EGRESS OVER: LOTS 25 AND 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 (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 103.67 FEET AND EXCEPT THE NORTHWESTERLY 47.25 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 146.75 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 98.45 FEET) IN COOK COUNTY, ILLINOIS.



\*U03156149\*

1653 10/29/2012 78120640/1