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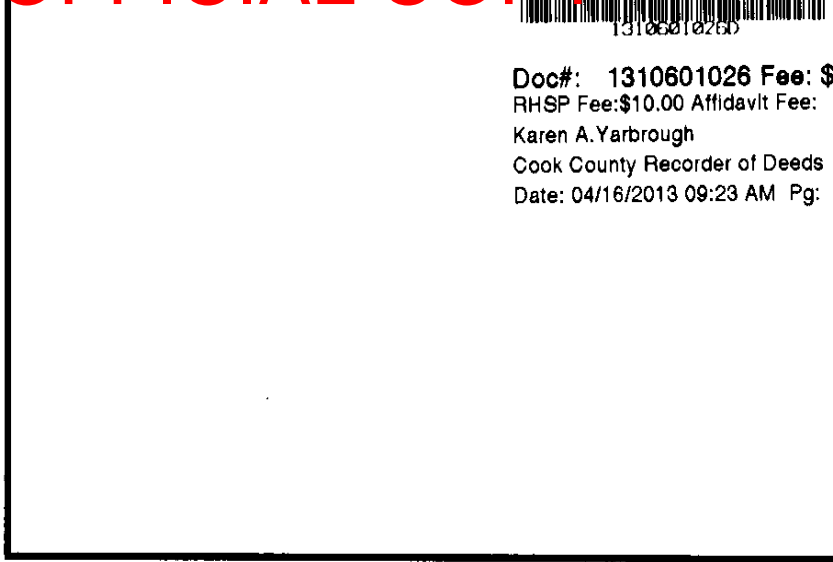
Doc#: 1310601026 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/16/2013 09:23 AM Pg: 1 of 3



Chicago Title Insurance Company

Warranty DEED
ILLINOIS STATUTORY
HUSBAND AND WIFE,
TENANTS BY THE ENTIRETY

CTZ SA 3543301 E9 10f3 LW



THE GRANTOR(S), Sean Turner and Michelle Turner, husband and wife, of the City of Chicago, 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 Adam Buchanan and Erika Buchanan as husband and wife, not as tenants in common nor as joint tenants, but as tenants by the entirety (GRANTEE'S ADDRESS: 1001 Madison Street, Chicago, IL 60607) of the County of Cook, all interest in the following described Real Estate situated in the COOK in the State of Illinois, to wit:

See attached Exhibit A

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements and roads and highways; party wall rights and agreements; general taxes for the year 2012 and subsequent years

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-17-105-051-0000
Address(es) of Real Estate: 1229 W Madison, Unit I, Chicago, IL 60607

Dated this 25 day of March, 2013

Sean Turner

Michelle Turner

REAL ESTATE TRANSFER	03/29/2013
CHICAGO:	\$5,400.00
CTA:	\$2,160.00
TOTAL:	\$7,560.00

17-17-105-051-0000 | 20130301607181 | SPNL3Z

REAL ESTATE TRANSFER	03/29/2013
COOK	\$360.00
ILLINOIS:	\$720.00
TOTAL:	\$1,080.00

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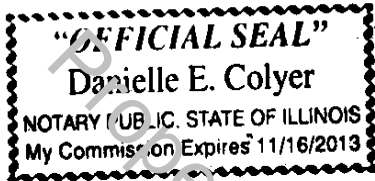
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S Y
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INT (A)

UNOFFICIAL COPYSTATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sean Turner and Michelle Turner, 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 25th day of MARCH, 2013



Danielle Colyer (Notary Public)

Prepared By: Danielle Colyer
55 West Wacker, Suite 1400
Chicago, IL 60601

Mail To:

Name & Address of Taxpayer:
Adam J. Buchanan, Erika Marie Buchanan
1229 W Madison, Unit I
Chicago, IL 60607

EXHIBIT A
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STREET ADDRESS: 1229 W. MADISON, UNIT 1
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 17-17-105-051-0000

LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF LOT 3 AND THE WEST 45.00 FEET OF LOT 2 (TAKEN AS A TRACT) IN ASSESSOR'S SUBDIVISION OF BLOCK 3, IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3; THENCE NORTH ALONG THE WEST LINE OF LOT 3, 60.72 FEET; THENCE EAST ALONG A LINE BEING 60.72 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF LOT 3, 3.25 FEET; THENCE NORTH ALONG A LINE BEING 3.25 FEET EAST OF AND PARALLEL TO THE AFOREMENTIONED WEST LINE OF LOT 3, 49.18 FEET; THENCE EAST ALONG A LINE BEING A LINE 1.00 FEET NORTH OF AND PARALLEL TO THE NORTH FACE OF A 3 STORY BRICK BUILDING AND ITS WESTERLY EXTENSION THEREOF 61.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EAST MENTIONED COURSE 19.78 FEET TO THE NORTH EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE SOUTH ALONG THE CENTERLINE OF A PARTY WALL AND ITS NORTH AND SOUTH EXTENSIONS THEREOF, 45.50 FEET; THENCE WEST ALONG A LINE 4.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH FACE OF A 3 STORY BRICK BUILDING, 19.78 FEET TO THE SOUTH EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE NORTH ALONG THE CENTERLINE OF A PARTY WALL AND ITS NORTH AND SOUTH EXTENSIONS THEREOF, 45.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON THE COMMON AREAS AS SET FORTH IN THE DECLARATION FOR MADISON STREET TOWNHOUSE ASSOCIATION RECORDED OCTOBER 12, 1999, AS DOCUMENT NUMBER 9959213, AS AMENDED.

JB