

UNOFFICIAL COPY



Doc#: 1419922049 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/18/2014 11:14 AM Pg: 1 of 4

WARRANTY DEED

GRANTORS, Eric A. Vaang, formerly known as Eric A. Wang and Tamar S. Polonsky, Husband and Wife, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to

**M.
Christian Roeh and Christa L. Roeh
Husband and Wife
61 West 15th
Chicago, IL 60605**

the following described real estate located in the City of Chicago, County of Cook and State of Illinois:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

together with the tenements and appurtenances there unto belonging, 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 that property **as husband and wife, not as Joint Tenants nor as Tenants in Common, but as Tenants by the Entirety forever.**

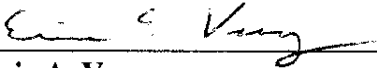
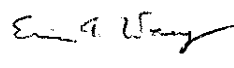
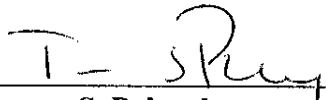
SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; acts done by or suffered through GranteeS; all special governmental taxes or assessments confirmed or unconfirmed; general taxes for the year 2013 - second installment and subsequent years; condominium declarations and by-laws, if any.

PERMANENT REAL ESTATE INDEX NUMBER: 17-21-211-021-0000
ADDRESS OF PROPERTY: 1444 South Federal - Unit I, Chicago, IL 60605

AP 140259 45/1082

UNOFFICIAL COPY

This Instrument is signed and sealed this 13th day of June, 2014.

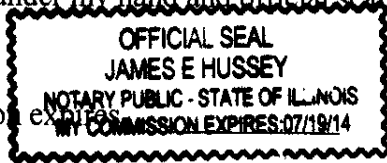
 FKA  
Eric A. Vaang **Tamar S. Polonsky**
 formerly known as Eric A. Wang

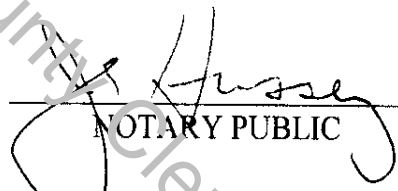
State of Illinois)
)
 County of Cook)

I, the undersigned, a Notary Public in the county and state aforesaid, DO HEREBY CERTIFY that **Eric A. Vaang, formerly known as Eric A. Wang and Tamar S. Polonsky**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person this day and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and official seal this 13th day of June, 2014.

My Commission expires







 NOTARY PUBLIC

This instrument was prepared by James E. Hussey, 230 W. Monroe #250, Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO: Christian Roeh and Christa L. Roeh
 1444 South Federal - Unit I
 Chicago, IL 60605

MAIL RECORDED INSTRUMENT TO: Peter L. Marx, Esq.
 7104 W. Addison Street
 Chicago, IL 60634

REAL ESTATE TRANSFER TAX		16-Jul-2014
	CHICAGO:	4,867.50
	CTA:	1,947.00
	TOTAL:	6,814.50

REAL ESTATE TRANSFER TAX		18-Jul-2014
	COUNTY:	324.50
	ILLINOIS:	649.00
	TOTAL:	973.50

17-21-211-021-0000 | 20140601607852 | 1-072-959-616

17-21-211-021-0000 | 20140601607852 | 1-734-320-256

UNOFFICIAL COPY

Legal Description

PARCEL 1:

THAT PART OF BLOCK 7 IN DEARBORN PARK UNIT 2, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID BLOCK 71.66 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST PERPENDICULAR THERETO FOR A DISTANCE OF 189.83 FEET TO THE EAST LINE OF SAID BLOCK; THENCE NORTH 00 DEGREES, 08 MINUTES, 18 SECONDS EAST ALONG SAID EAST LINE 14.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES WEST 57.20 FEET; THENCE NORTH 45 DEGREES WEST 7.07 FEET; THENCE NORTH 00 DEGREES EAST 124.97 FEET; THENCE NORTH 34 DEGREES, 37 MINUTES, 01 SECONDS WEST 28.16 FEET; THENCE NORTH 00 DEGREES EAST 39.31 FEET; THENCE NORTH 45 DEGREES EAST 20.68 FEET; THENCE NORTH 90 DEGREES EAST 64.08 FEET TO THE EAST LINE OF BLOCK 7 AFORESAID; THENCE SOUTH 00 DEGREES, 08 MINUTES, 18 SECONDS WEST ALONG SAID EAST LINE 207.08 FEET TO THE POINT OF BEGINNING (EXCEPT FROM THE ABOVE DESCRIBED PROPERTY TAKEN AS A TRACT THAT PART THEREOF LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT 24.01 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES, 50 MINUTES, 58 SECONDS WEST 62.26 FEET TO THE WEST LINE OF SAID TRACT;

AND EXCEPT FROM SAID TRACT THAT PART THEREOF LYING NORTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT 42.76 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES, 50 MINUTES, 58 SECONDS WEST 62.30 FEET TO THE WEST LINE OF SAID TRACT), IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES INCLUDING SEWER, WATER, GAS AND DRAINAGE; THAT PART OF BLOCK 7 IN DEARBORN PARK UNIT 2 BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK, 71.66 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST PERPENDICULAR THERETO FOR A DISTANCE OF 189.83 FEET TO THE EAST LINE OF SAID BLOCK; THENCE NORTH 00 DEGREES, 08 MINUTES, 18 SECONDS EAST ALONG SAID EAST LINE 14.50 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST 57.20 FEET; THENCE NORTH 45 DEGREES, 00 MINUTES, 00 SECONDS WEST 7.07 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST 124.97 FEET; THENCE NORTH 34 DEGREES, 37 MINUTES, 01 SECONDS WEST 28.16 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST 39.31 FEET; THENCE NORTH 45 DEGREES, 00 MINUTES, 00 SECONDS EAST 20.68 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST 64.08 FEET TO THE EAST LINE OF BLOCK 7 AFORESAID; THENCE NORTH 00 DEGREES, 08 MINUTES, 18 SECONDS EAST 27.76 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST 63.51 FEET; THENCE NORTH 45 DEGREES, 00 MINUTES, 00 SECONDS WEST 21.57 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST 37.22 FEET; THENCE NORTH 33 DEGREES, 10 MINUTES, 17 SECONDS EAST 25.59 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST 37.12 FEET; THENCE NORTH 45 DEGREES, 00 MINUTES, 00 SECONDS EAST 14.14 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST 55.06 FEET TO THE EAST LINE OF BLOCK 7 AFORESAID; THENCE NORTH 00 DEGREES, 08 MINUTES, 18 SECONDS EAST ALONG SAID EAST LINE 14.0 FEET TO A LINE DRAWN PERPENDICULAR TO THE WEST LINE THEREOF THROUGH A POINT THEREIN 456.25 FEET NORTH OF

UNOFFICIAL COPY

Continued

THE SOUTH WEST CORNER THEREOF; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG SAID PERPENDICULAR LINE 190.76 FEET TO SAID POINT ON THE WEST LINE THEREOF 456.25 FEET NORTH OF THE SOUTH WEST CORNER, THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG SAID WEST LINE 14.0 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST 55.67 FEET; THENCE SOUTH 45 DEGREES, 00 MINUTES, 00 SECONDS EAST 14.14 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST 43.24 FEET; THENCE SOUTH 54 DEGREES, 02 MINUTES, 19 SECONDS EAST 24.71 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST 32.0 FEET; THENCE SOUTH 45 DEGREES, 00 MINUTES, 00 SECONDS WEST 32.88 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST 62.42 FEET TO A POINT IN THE WEST LINE OF BLOCK 7 AFORESAID 319.24 FEET NORTH OF THE SOUTH WEST CORNER THEREOF; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG SAID WEST LINE 24.0 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST 62.43 FEET; THENCE SOUTH 45 DEGREES, 00 MINUTES, 00 SECONDS EAST 32.87 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST 32.56 FEET; THENCE SOUTH 45 DEGREES, 13 MINUTES, 03 SECONDS WEST 30.99 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST 126.44 FEET; THENCE SOUTH 45 DEGREES, 00 MINUTES, 00 SECONDS WEST 7.07 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST 58.67 FEET TO A POINT IN THE WEST LINE OF BLOCK 7 AFORESAID 86.16 FEET NORTH OF THE SOUTH WEST CORNER THEREOF; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG SAID WEST LINE 14.50 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.