

# UNOFFICIAL COPY



Doc#: 1432348022 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/19/2014 10:12 AM Pg: 1 of 3

## WARRANTY DEED

## TENANCY BY THE ENTIRETY

NORTH AMERICAN  
TITLE COMPANY

THE GRANTORS, **ERIK BRADLEY** and **MATTHEW BRYAN**, his husband, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT TO **DOUGLAS HART** and **JESSICA HART**, his wife, 417 S. Jefferson #509B, of the City of Chicago, County of Cook, State of Illinois, not as tenants in common or joint tenants, but as **TENANTS BY THE ENTIRETY**, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

subject to: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

permanent index number: 17-17-105-059-0000

PROPERTY ADDRESS:  
1229 W. Madison, Unit P  
Chicago, IL 60607 St.

THIS INSTRUMENT PREPARED BY:  
Adam M. Heiman  
EISNER & HEIMAN, P.C.  
205 West Randolph Street, suite 310  
Chicago, IL 60606

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 not in tenancy in common or joint tenancy, but in **TENANCY BY THE ENTIRETY**, forever.

DATED this 22 day of September, 2014.

Erik Bradley  
ERIK BRADLEY

Matthew Bryan  
MATTHEW BRYAN

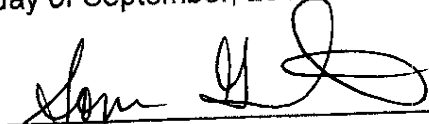
NATE-14-02080

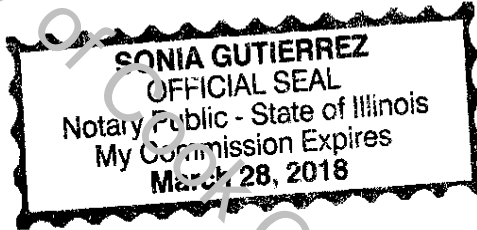
# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK, ss. I, the undersigned, a notary public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that **ERIK BRADLEY** and **MATTHEW BRYAN**, his husband, personally known to me to be the same persons whose names 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 use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 23 day of September, 2014



commission expires: March 28, 2018


  
\_\_\_\_\_  
NOTARY PUBLIC



MAIL TO:  
Patricia Pasqual Esq  
5716 W. Lawrence Ave  
Chicago IL 60630

SEND SUBSEQUENT TAX BILLS TO:  
**DOUGLAS HART**  
1229 W. Madison, Unit P  
Chicago, IL 60607

REAL ESTATE TRANSFER TAX		01-Oct-2014
	COUNTY:	350.00
	ILLINOIS:	700.00
	TOTAL:	1,050.00
17-17-105-059-0000   20140901630103   1-612-313-728		

REAL ESTATE TRANSFER TAX		01-Oct-2014
	CHICAGO:	5,250.00
	CTA:	2,100.00
	TOTAL:	7,350.00
17-17-105-059-0000   20140901630103   0-324-859-008		

# UNOFFICIAL COPY

15824-14-02080K

Property Address: 1229 W. MADISON AVENUE, Unit P  
CHICAGO, IL 60607

Parcel I.D.: 17-17-105-059-0000

**PARCEL 1:**

THAT PART OF LOT 3 AND THE WEST 45 FEET OF LOT 2 (TAKEN AS A TRACT) IN ASSESSOR'S SUBDIVISION OF BLOCK 3, IN CANAL TRUSTEES' 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, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF SAID TRACT AT THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL OF A THREE STORY BRICK BUILDING, SAID POINT BEING 55.22 FEET EAST OF THE SOUTHWEST CORNER OF LOT 3; THENCE NORTH ALONG THE CENTER LINE OF SAID PARTY WALL AND ITS SOUTHERLY EXTENSION TO THE NORTH FACE OF SAID BUILDING, A DISTANCE OF 40.56 FEET; THENCE EAST ALONG THE NORTH FACE OF SAID THREE STORY BRICK BUILDING, A DISTANCE OF 17.23 FEET; THENCE SOUTH ALONG THE CENTER LINE OF A PARTY WALL OF SAID THREE STORY BRICK BUILDING AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 40.56 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 17.24 FEET TO THE POINT OF BEGINNING.

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 99959213.