

# UNOFFICIAL COPY



Doc#: 1509110070 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/01/2015 03:12 PM Pg: 1 of 2

**PREPARED BY:**

Nathaniel J. Pomrenze  
40 Skokie Boulevard - Suite 105  
Northbrook, IL 60062

**MAIL TAX BILL TO:**

David L. Pardo  
1724-G North Winnebago Ave.  
Chicago, IL 6062260647

**MAIL RECORDED DEED TO:**

Spand Spand & Vernet  
33 W. Dearborn St 2720  
Chicago IL 60604

15031110058

1/2

## WARRANTY DEED Statutory (Illinois)

THE GRANTORS, **MICHAEL SCHWARTZ** and **JULIE SCHWARTZ**, and **JENNIFER SCHWARTZ**, n/k/a Jennifer Maloney, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to the Grantee, **DAVID L. PARDO**, of the City of Chicago, State of Illinois, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

**PARCEL 1:**

THAT PART OF LOTS 27, 28, 29 AND 30 (EXCEPT) THE SOUTHEASTERLY 15 FEET OF SAID LOT 30) TAKEN AS A SINGLE TRACT OF LAND IN ISHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4 AND 5 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH WESTERLY CORNER OF SAID TRACT; THENCE SOUTH 48°-00'-00" EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 15.66 FEET (SAID NORTHEASTERLY LINE ALSO BEING THE SOUTHWESTERLY LINE OF N. WINNEBAGO AVENUE); THENCE SOUTH 42°-00'-00" WEST, 47.67 FEET; THENCE NORTH 48°-00'-00" WEST, 15.66 FEET TO THE NORTHWESTERLY LINE OF SAID TRACT; THENCE NORTH 42°-00'-00" EAST ALONG THE NORTHWESTERLY LINE OF SAID TRACT, A DISTANCE OF 47.67 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR COMPASS POINT HOMEOWNERS' ASSOCIATION RECORDED OCTOBER 17, 1997 AS DOCUMENT NUMBER 97774171.

Permanent Index Number(s): 14-31-319-060-0000  
Property Address: 1724-G North Winnebago Ave., Chicago, IL 60647

Subject, however, to the general taxes for the year of 2014 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX	31-Mar-2015
CHICAGO:	2,662.50
CTA:	1,065.00
<b>TOTAL:</b>	<b>3,727.50</b>
14-31-319-060-0000   20150301670605   2-069-948-800	

Attorneys' Title Guaranty Fund, Inc  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60604-4650

REAL ESTATE TRANSFER TAX	31-Mar-2015
COUNTY:	177.50
ILLINOIS:	355.00
<b>TOTAL:</b>	<b>532.50</b>
14-31-319-060-0000   20150301670605   1-470-949-760	

S Y  
P 2  
S N  
SC Y  
INT B

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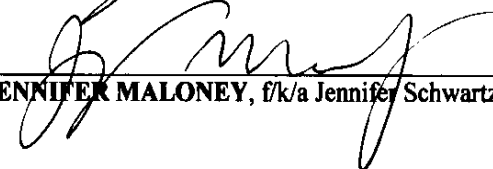
Dated this 27<sup>th</sup> day of March, 2015



MICHAEL SCHWARTZ



JULIE SCHWARTZ

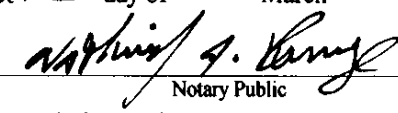


JENNIFER MALONEY, f/k/a Jennifer Schwartz

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 Michael Schwartz, Julie Schwartz, and Jennifer Maloney 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.

Given under my hand and notarial seal, this 27<sup>th</sup> day of March, 2015



Notary Public

My commission expires: \_\_\_\_\_

Exempt under the provisions of paragraph n/a



PROPERTY OF COOK COUNTY CLERK'S OFFICE