



**WARRANTY DEED
ILLINOIS STATUTORY
(Individual to Individual)**

Doc#: 1516042020 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/09/2015 09:20 AM Pg: 1 of 3

Mail To:

Enrique Lipezker, Esq.
221 N. LaSalle St.
Suite 2040
Chicago, IL 60601

Send Subsequent Tax Bills To:

Derek and Laura Floyd
4949 N. Lincoln Ave.
Unit 2
Chicago, IL 60625

RECORDER'S STAMP

1 of 3
RW
LP
1557018100SK

THE GRANTORS, Ross P. Wilken and Erin L. Duesterhaus, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEY and WARRANT to Derek Floyd and Laura Floyd, husband and wife, of Chicago, Illinois, not as tenants in common nor as joint tenants but as TENANTS BY THE ENTIRETY, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; general real estate taxes for second installment 2014 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 13-12-411-087-0000 (Unit)
13-12-411-088-0000 (Adjacent Land/Common Ownership)

Property Address: 4949 N. Lincoln Avenue, Unit 2, Chicago, Illinois 60625

SIGNATURE PAGE FOLLOWS

S Y
P 3
S N
SC V
INT

5
Box 334

UNOFFICIAL COPY

Dated this 28 day of April, 2015.

R Wilken

Ross P. Wilken

Erin L Duesterhaus

Erin L. Duesterhaus

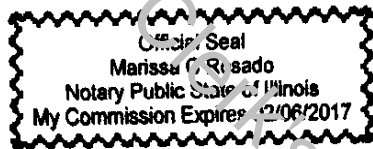
STATE OF Illinois)
)SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ross P. Wilken and Erin L. Duesterhaus are 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 uses and purposes therein set forth.

Subscribed and sworn to before me this 28th day of April, 2015.

Marissa C Rosado
Notary Public

My Commission Expires: February 6, 2017



This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091
(Name and Address)

MAIL TO:

Enrique Lipezker, Esq.
221 N. LaSalle St.
Suite 2040
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Derek and Laura Floyd
4949 N. Lincoln Ave.
Unit 2
Chicago, IL 60625

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 15ST01866SK

SCHEDULE A (continued)

5. The land referred to in this Commitment is described as follows:

Parcel 1:

4949-2 N. Lincoln Ave.:



That part of Lot 21 in Town of Bowmanville, in the Southeast 1/4 of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: commencing at the Southeast Corner of Said Lot 21; thence north on the East Line of Said Lot, 30 feet; thence West on a line parallel with the South Line of said lot to the westerly line thereof; thence southeasterly on the westerly line thereof to the Southwest Corner Thereof; Thence East on the South Line to the place of beginning; also the South 49 feet of the North 73 feet of the South 103 feet (measured along the east line) of lot 21 in town of Bowmanville according to the map of said town recorded November 12, 1855 in book 98 of maps, page 20, as document number 64427, in the southeast 1/4 of section 12, township 40 north, range 12, east of the third principal Meridian, in Cook County, Illinois, also lot a in Kruchten'S subdivision of lot 23 and 24 in Bowmanville in the southeast 1/4 of section 12, township 40 north, range 13, east of the third principal Meridian, in Cook County, Illinois, also lots 10, 11, 12, 13, and 14 in Schupp'S subdivision of lots 20 and 21 (except the South 103 feet of Said Lot 21) in Bowman'S subdivision of the east 1/2 of the southeast 1/4 of section 12, township 40 north, range 13, east of the third principal Meridian, in Cook County, Illinois, also the north 24 feet of the South 103 feet of lot 21 (measured on the East Line of Said Lot 21) in town of Bowmanville, as per plat recorded November 12, 1855 as document 64427, in Cook County, Illinois all taken as a tract described as follows:


Commencing at the Southwest Corner of said tract, thence South 89 degrees 51 minutes 01 seconds east, 21.10 feet to the point of beginning; thence North 2 Degrees 03 minutes 05 seconds West, 48.15 feet; thence north 89 degrees 47 minutes 33 seconds East, 17.54 feet; thence South 0 degrees 03 minutes 05 seconds east, 48.26 feet; thence north 89 degrees 51 minutes 01 seconds west, 17.54 feet to the point of beginning, in Cook County, Illinois.

Parcel 2:

Easements for the benefit of parcel 1 for support, access and other purposes as described and defined in the declaration of covenants, condition, restrictions, easements and by-laws for townhome on the square townhome association recorded January 12, 2007 as document number 0701215042.

END OF SCHEDULE A

REAL ESTATE TRANSFER TAX		05-Jun-2015
	COUNTY:	248.75
	ILLINOIS:	497.50
	TOTAL:	746.25
13-12-411-087-0000 20150401682757 0-174-357-888		

REAL ESTATE TRANSFER TAX		05-Jun-2015
	CHICAGO:	3,731.25
	CTA:	1,492.50
	TOTAL:	5,223.75
13-12-411-087-0000 20150401682757 2-096-987-520		

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ALTA Commitment (06/17/2006)

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