

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH D. PALMISANO
19 S. LASALLE STREET, SUITE 900
CHICAGO, ILLINOIS 60603



Doc#: 1519519101 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/14/2015 12:36 PM Pg: 1 of 3

BMS-2 3518 208 3 DC

MAIL TO:

STEPHEN R. MILLER
REED SMITH LLP
10 S. WACKER DRIVE
CHICAGO, ILLINOIS 60606

NAME/ADDRESS OF TAXPAYER:

RONALD E TARRSON & CAMILLE CANZONE
333 W. BARRY AVENUE
CHICAGO, ILLINOIS 60657

RECORDER'S STAMP

THE GRANTOR, DIRK RIEKSE and JULIA EGAN, husband and wife, of Chicago, Illinois, for and in consideration of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to RONALD E. TARRSON AND CAMILLE CANZONE, husband and wife, not as joint tenants or tenants in common but as TENANTS BY THE ENTIRETY, 333 W. Barry Avenue, Chicago, Illinois 60657, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


See LEGAL DESCRIPTION attached hereto and incorporated herein by reference.

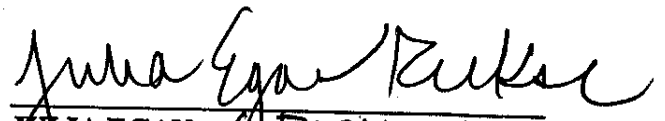
ADDRESS: 333 W. BARRY AVENUE, CHICAGO, ILLINOIS 60657
P. I. N. 14-28-202-024-0000

SUBJECT TO: covenants, conditions and restrictions of record provided the property complies with the same, public and utility easements provided the property complies with the same, acts done by or suffered through Purchaser, and general real estate taxes not yet due and payable at the time of closing.

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

Dated this ^{+L} 26 day of June, 2015.


DIRK RIEKSE
Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

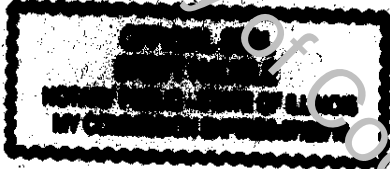

JULIA EGAN (RIEKSE)

UNOFFICIAL COPY

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 DIRK RIEKSE and JULIA EGAN, husband and wife, 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.

Given under my hand and official seal this 26 day of June, 2015.



A handwritten signature in black ink, appearing to be 'R. A. M.', written over a horizontal line.

Notary Public

REAL ESTATE TRANSFER TAX		13-Jul-2015
	CHICAGO:	21,375.00
	CTA:	8,550.00
	TOTAL:	29,925.00

14-28-202-024-0000 | 20150601699830 | 1-201-900-416

REAL ESTATE TRANSFER TAX		13-Jul-201
	COUNTY:	1,425.00
	ILLINOIS:	2,850.00
	TOTAL:	4,275.00

14-28-202-024-0000 | 20150601699830 | 0-647-334-78

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 1 IN THE SUBDIVISION OF LOTS 2 AND 3 AND ACCRETIONS IN LAKE FRONT ADDITION IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 6, 1912 AS DOCUMENT 5038117, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 39 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, 64.31 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 20 SECONDS WEST, 123.68 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 15 SECONDS EAST, 3.61 FEET; THENCE SOUTH 00 DEGREES 6 MINUTES 45 SECONDS WEST, 42.75 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 15 SECONDS WEST, 12.57 FEET TO A WESTERLY LINE OF SAID LOT 1; THENCE NORTH 17 DEGREES 10 MINUTES 34 SECONDS WEST, ALONG SAID WESTERLY LINE 69.59 FEET TO A BEND IN SAID WESTERLY LINE; THENCE NORTH 18 DEGREES 42 MINUTES 51 SECONDS WEST ALONG A WESTERLY LINE OF SAID LOT 1, 105.91 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS,

PARCEL 2: EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE MAINTENANCE AND ACCESS AGREEMENT BY AND BETWEEN BRIDGEVIEW BANK GROUP AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 17, 2006 AND KNOWN AS TRUST NUMBER 1-3241 (GRANTOR) AND DIRK RANKSE AND JULIA EGAN (GRANTEE) RECORDED JANUARY 5, 2007 AS DOCUMENT NUMBER 0700542001.

ADDRESS: 333 W. BARRY AVENUE, CHICAGO, ILLINOIS 60657

P. I. N. 14-28-202-024-0000