

UNOFFICIAL COPY

WARRANTY DEED Tenancy by the Entirety



Doc#: 1525319179 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/10/2015 03:52 PM Pg: 1 of 2

THE GRANTOR, CATHERINE
LANSING f/k/a Catherine A.
Benson, married to Kevin D.
Lansing, of the City of Chicago,
County of Cook, State of Illinois,
for and in consideration of TEN
DOLLARS and other good and
valuable considerations in hand paid,
CONVEYS and WARRANTS
to Queenie Yip and Ting Kai-Chou,
as wife and husband, of 1150 N.

LAKE SHORE DR. # 1211 CHICAGO IL 60611, not as Joint Tenants or Tenants in Common, 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 reverse for legal description

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 as Joint Tenants or Tenants in Common,
but as TENANTS BY THE ENTIRETY forever.

Permanent Real Estate Index Number: 14-33-307-049-0000

Address of Real Estate: 1943 N. Hudson Ave., Unit A, Chicago, Illinois 60614

Dated this 5th day of August, 2015

Catherine Lansing
C Benson (SEAL)
CATHERINE LANSING f/k/a
CATHERINE A. BENSON

K D Lansing (SEAL)
KEVIN D. LANSING
(solely to waive homestead rights)

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 Catherine Lansing f/k/a Catherine A. Benson and Kevin D.
Lansing, 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,
including the release and waiver of the right of homestead.

Given under my hand and official seal, this 5th day of August, 2015

Katherine A. Groote
NOTARY PUBLIC



CCFD REVIEWER RH

FD-15-1276
10f2

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Legal Description

PARCEL 1:

THE WEST 31.50 FEET OF LOT 43 IN THE SUBDIVISION OF BLOCK 40 IN CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 DESCRIBED IN THE DECLARATION OF EASEMENTS, PARTY WALLS AND RESTRICTIONS MADE BY NATIONAL BOULEVARD BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1968 AND KNOWN AS TRUST NUMBER 3004 DATED MARCH 1, 1972 AND RECORDED MARCH 13, 1972 AS DOCUMENT NUMBER 21834090 AND CREATED BY GRANT FROM NATIONAL BOULEVARD BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1968 AND KNOWN AS TRUST NUMBER 3004 TO JOHN L. RIEKE DATED APRIL 12, 1972 AND RECORDED MAY 11, 1972 AS DOCUMENT NUMBER 21899290, IN COOK COUNTY, ILLINOIS OVER THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:


THE EAST 19.00 FEET OF LOTS 43 AND 44; AND THE NORTH 2.50 FEET OF LOT 43 AND THE SOUTH 2.50 FEET OF LOT 44, TAKEN AS A TRACT (EXCEPTING FROM SAID TRACT THAT PART OF THE EAST 78.00 FEET OF THE WEST 93.00 FEET THEREOF LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +106.35 FEET REFERENCED TO AN ASSUMED ELEVATION OF +100.00 FEET AT TOP OF EAST EDGE OF CONCRETE WALK AND CENTER LINE OF PASSAGEWAY EXTENDED, SAID HORIZONTAL PLANE BEING FURTHER IDENTIFIED AS BEING THE BOTTOM FACE OF THE WOOD SOFFIT BENEATH THE FIRST STORY PORTION OF THE TOWNHOUSE DWELLINGS BRIDGING AN AREA BETWEEN THE GROUND FLOOR LEVEL OF PARCELS "A" TO "D" AND PARCELS "E" TO "H" DESCRIBED IN DOCUMENT NUMBER 21834090 AND EXCEPTING ALSO FROM SAID TRACT THAT PART THEREOF FALLING WITHIN THE EAST 19.00 FEET OF SAID LOTS 43 AND 45); ALL BEING IN THE SUBDIVISION OF BLOCK 40 IN THE CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO THE FOLLOWING, IF ANY; 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.



This instrument was prepared by: Judith E. Fors, 4669 N. Manor, Chicago IL 60625

Mail to: Lawrence K. LaVanway
The Law Office of Lofgren & Wentworth, P.C.
536 Crescent Blvd. Suite 200, Glen Ellyn, IL 60137

Send subsequent tax bills to: Queenie Yip
Ting Kai-Chou
1943 N. Hudson, Unit A, Chicago, IL 60614

REAL ESTATE TRANSFER TAX	08-Sep-2015
 CHICAGO:	2,925.00
CTA:	1,170.00
TOTAL:	4,095.00

14-33-307-049-0000 | 20150801615330 | 0-716-771-200

REAL ESTATE TRANSFER TAX	08-Sep-2015
 COUNTY:	195.00
 ILLINOIS:	390.00
TOTAL:	585.00

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