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1527233080

WARRANTY DEED
ILLINOIS STATUTORY
TENANCY BY THE ENTIRETY

Doc#: 1527233080 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/29/2015 02:53 PM Pg: 1 of 3

Property of Cook County Clerk's Office

THE GRANTORS, JEFFREY BOBROFF and REBECCA L. BOBROFF, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to FRANCO CAMPANELLA and TARA D. CAMPANELLA,, husband and wife, of the City of Chicago, County of Cook, State of Illinois, not as tenants in common, not as joint tenants, but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Legal Description: Please see attached legal description.

SUBJECT TO: general real estate taxes not due and payable at the time of the Closing, covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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

Permanent Real Estate Index Number: 17-05-413-100-0000

Address of Real Estate: 857 North May Street, B, Chicago, IL 60642

Dated this 29th day of August, 2015.

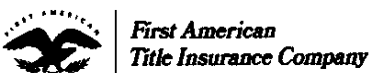
JEFFREY BOBROFF

REBECCA L. BOBROFF

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FIRST AMERICAN TITLE order # 2689643

102



Warranty Deed

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STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY, that JEFFREY BOBROFF and REBECCA L. BOBROFF, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 29th day of August, 2015.



Wayne P. Braverman

Notary Public

Prepared by:

Wayne R. Braverman
Attorney at Law
60 West Randolph Street
Suite 333
Chicago, Illinois 60601

REAL ESTATE TRANSFER TAX		16-Sep-2015
CHICAGO:		4,575.00
CTA:		1,830.00
TOTAL:		6,405.00

17-05-413-100-0000 | 20150801620499 | 0-327-839-616

Mail to:

Mr. Kent Elliott Novit
Novit & Novit, LLC
100 North LaSalle Street
Suite 1700
Chicago, Illinois 60602

REAL ESTATE TRANSFER TAX		16-Sep-2015
COUNTY:		305.00
ILLINOIS:		610.00
TOTAL:		915.00

17-05-413-100-0000 | 20150801620499 | 1-475-882-830

Name and Address of Taxpayer:

Franco and Tara D. Campanella
857 North May Street - B
Chicago, Illinois 60642



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LEGAL DESCRIPTION

**857 NORTH MAY STREET, B
CHICAGO, ILLINOIS 60642**

PARCEL 1:

THAT PART OF A TRACT HEREINAFTER REFERRED TO AS THE PARCEL:

SAID TRACT DESCRIBED AS THAT PART OF BLOCKS 3, 5 AND 6 IN ELSTON'S ADDITION TO CHICAGO LYING SOUTHWESTERLY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDING PARTS OF VACATED WEST CHESTNUT STREET, VACATED CORNELL STREET (FORMERLY GEORGE STREET) AND VACATED NORTH CARPENTER STREET, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 6; THENCE NORTH 0 DEGREES WEST 394.44 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF SAID RAILWAY; THENCE CONTINUING ON SAID RIGHT OF WAY SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5,226.75 FEET, AN ARC LENGTH OF 105.02 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 71 DEGREES 44 MINUTES 18 SECONDS EAST, NOT TANGENT TO THE LAST DESCRIBED CURVE 356.81 FEET TO THE EAST LINE OF NORTH CARPENTER STREET; THENCE SOUTH 0 DEGREES 32 MINUTES 59 SECONDS EAST ALONG SAID EAST LINE 58.49 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 18 SECONDS EAST 61.34 FEET TO THE NORTHWESTERLY LINE OF NORTH OGDEN AVENUE; THENCE SOUTH 39 DEGREES 15 MINUTES 07 SECONDS WEST ALONG SAID NORTHWESTERLY LINE 247.8 FEET TO THE NORTH LINE OF WEST FRY STREET; THENCE SOUTH 89 DEGREES 30 MINUTES 52 SECONDS WEST ALONG SAID NORTH LINE 344.77 FEET TO THE POINT OF BEGINNING OF SAID TRACT: SAID PARCEL DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT 176.56 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 44 SECONDS EAST 32.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 57 MINUTES 44 SECONDS EAST 39.95 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 16 SECONDS WEST 50.90 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 39.95 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 16 SECONDS EAST 50.92 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ST. JOHN'S PARK TOWNHOME HOMEOWNER'S ASSOCIATION DATED AUGUST 23, 2000 AND RECORDED AUGUST 28, 2000 AS DOCUMENT NUMBER 00666092, AS AMENDED FROM TIME TO TIME.