

# UNOFFICIAL COPY



Doc#: 1529519065 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/22/2015 10:13 AM Pg: 1 of 3

**WARRANTY DEED  
ILLINOIS STATUTORY**

\_\_\_\_\_  
\_\_\_\_\_

THE GRANTORS, ROBERT T. THOMPSON and JAMES P. GELDER, a married couple, of the City of CHICAGO, County of Cook, State of Illinois for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to CHRISTOPHER TABONE and DAUN LONGSHORE, husband and wife, tenants by the entirety, of Chicago, Illinois, of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

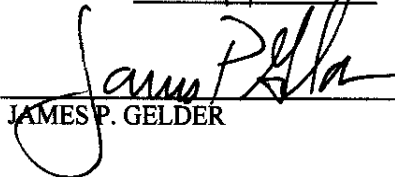
*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: 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; general real estate taxes not due and payable at the time of Closing, terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easement established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act, installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

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(s): 14-17-101-039-1010 and 14-17-101-039-1005  
Address(es) of Real Estate: 4721 N. CLARK ST. #3N, CHICAGO, IL 60640 \*AND G-5

Dated this 17<sup>th</sup> day of September, 20 15.

  
\_\_\_\_\_  
JAMES P. GELDER

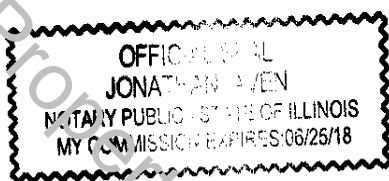
  
\_\_\_\_\_  
ROBERT T. THOMPSON

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STATE OF ILLINOIS, COUNTY OF COOK \_\_\_\_\_ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ROBERT T. THOMPSON and JAMES P. GELDER 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 17 day of September, 20 15.



  
\_\_\_\_\_  
(Notary Public)

**Prepared by:**

Law Offices of Jonathan M. Aven, Ltd.  
180 N. Michigan Ave., Suite 2105  
Chicago, IL 60601

**Mail to:**

DANA SIRAGUSA  
25 E. WASHINGTON #700  
CHICAGO, IL 60602

**Name and Address of Taxpayer:**

CHRISTOPHER TABONE and DAUN  
LONGSHORE  
4721 N. CLARK ST. #3N  
CHICAGO, IL 60640

**REAL ESTATE TRANSFER TAX**

21-Oct-2015



<b>CHICAGO:</b>	3,150.00
<b>CTA:</b>	1,260.00
<b>TOTAL:</b>	4,410.00

14-17-101-039-1010 | 20150901624246 | 1-760-022-592

**REAL ESTATE TRANSFER TAX**

21-Oct-2015



<b>COUNTY:</b>	210.00
<b>ILLINOIS:</b>	420.00
<b>TOTAL:</b>	630.00

14-17-101-039-1010 | 20150901624246 | 1-444-139-072

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Commitment No.: FD-15-1475

## SCHEDULE C

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

Units 3N and G-5, in 4721 Chase Park Commons Condominium, as delineated on a survey of the following described real estate: Lot 347 in Sheridan Drive Subdivision being a Subdivision of the North 3/4 of the East 1/2 of the Northwest 1/4, of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, together with that part of the West 1/2 of the Northwest 1/4, which lies North of the South 800 feet thereof and East of Greenbay Road, except that part of Lot 347 below elevation 36.29 in City of Chicago Vertical Datum, described as follows:

Commencing at the Northwest corner of said Lot 347, thence North 86 degrees 56 minutes 59 seconds East (bearings are assumed for the legal purposes only), along Northerly line of said Lot 347, 8.61 feet; thence South 3 degrees 03 minutes 06 seconds East 0.75 feet to the point of beginning; thence North 86 degrees 41 minutes 55 seconds East 23.60 feet; thence South 3 degrees 03 minutes 06 seconds East, 3.00 feet; thence North 86 degrees 41 minutes 55 seconds East, 29.67 feet; thence South 3 degrees 18 minutes 05 seconds East, 6.64 feet; thence North 86 degrees 41 minutes 55 seconds East, 0.58 feet; thence South 3 degrees 18 minutes 05 seconds East, 9.71 feet; thence South 86 degrees 41 minutes 55 seconds West, 3.02 feet; thence North 3 degrees 18 minutes 05 seconds West, 0.13 feet; thence South 86 degrees 41 minutes 55 seconds West, 2.80 feet; thence North 3 degrees 18 minutes 05 seconds West, 0.20 feet; thence South 86 degrees 41 minutes 55 seconds West, 1.56 feet; thence South 3 degrees 18 minutes 05 seconds East, 0.21 feet; thence South 86 degrees 41 minutes 55 seconds West, 46.54 feet; thence North 3 degrees 03 minutes 06 seconds West, 19.18 feet to the point of beginning; and except that part of said Lot 347 below elevation 36.29 in City of Chicago Vertical Datum, described as follows: Commencing at the Southwest corner of said Lot 347; thence North 86 degrees 56 minutes 59 seconds East along Southern line of said Lot 347, 8.61 feet; thence North 3 degrees 03 minutes 06 seconds West, 0.85 feet to the point of beginning; thence North 3 degrees 03 minutes 06 seconds West, 19.18 feet, thence North 86 degrees 41 minutes 55 seconds East, 41.85 feet; thence South 4 degrees 11 minutes 28 seconds East, 4.67 feet; thence North 85 degrees 48 minutes 32 seconds East, 5.41 feet; thence South 4 degrees 11 minutes 28 seconds East, 0.15 feet; thence North 86 degrees 54 minutes 39 seconds East, 1.56 feet; thence North 4 degrees 11 minutes 28 seconds West, 0.18 feet; thence North 86 degrees 54 minutes 39 seconds East, 4.57 feet; thence South 4 degrees 11 minutes 28 seconds East, 5.00 feet; thence South 86 degrees 54 minutes 39 seconds West, 0.57 feet; thence South 4 degrees 11 minutes 28 seconds East, 3.72 feet; thence South 86 degrees 54 minutes 39 seconds West, 29.47 feet; thence South 3 degrees 03 minutes 06 seconds East, 3.08 feet; thence South 86 degrees 54 minutes 39 seconds West, 23.67 feet, to the point of beginning in Cook County, Illinois; which survey is attached as exhibit "D" to the Declaration of Condominium recorded as document number 0602710043, together with its undivided percentage interest.

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