

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
(Individual to Individual)

Doc#: 1611256090 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/21/2016 10:55 AM Pg: 1 of 3

Dec ID 20160401692285  
ST/CO Stamp 1-561-567-552 ST Tax \$430.00 CO Tax \$215.00  
City Stamp 1-556-193-600 City Tax: \$4,515.00

**Mail To:**

Bradford Miller, Esq.  
134 N. LaSalle St.  
Suite 1040  
Chicago, IL 60602

**Send Subsequent Tax Bills To:**

S. Vitale & S. Tomal  
1724 N. Winnebago  
Unit C  
Chicago, IL 60647-5346

RECORDER'S STAMP

Bulk - 27419 1 of 2 DC

THE GRANTORS, Joshua B. Cord and Vanessa K. Tschetter, now known as Vanessa Cord, 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,

*Stephanie Tomal and Sean Vitale as \**

CONVEY and WARRANT to ~~Sean Vitale and Stephanie Tomal, 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:

*\* A single man and a single woman*

See Attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes for second installment 2015 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: 14-31-319-056-0000

Property Address: 1724 <sup>N.</sup> Winnebago, Unit C, Chicago, Illinois 60647-5346

SIGNATURE PAGE FOLLOWS

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

# UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX 19-Apr-2016



COUNTY:	215.00
ILLINOIS:	430.00
TOTAL:	645.00

14-31-319-056-0000 | 20160401692285 | 1-561-567-552

Dated this 12 day of APRIL, 2016.

REAL ESTATE TRANSFER TAX 19-Apr-2016



CHICAGO:	3,225.00
CTA:	1,290.00
TOTAL:	4,515.00 *

14-31-319-056-0000 | 20160401692285 | 1-556-193-600

\* Total does not include any applicable penalty or interest due.

Joshua B. Cord  
 Joshua B. Cord

Vanessa K. Cord  
 Vanessa K. Tschetter, n/k/a Vanessa Cord

STATE OF Iowa )  
 )SS  
 COUNTY OF Polk )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joshua B. Cord and Vanessa K. Tschetter, now known as Vanessa Cord, 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 12 day of April, 2016.

Kathleen M. Myers  
 Notary Public

My Commission Expires: Aug 9, 2017



This instrument was prepared by:

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

**MAIL TO:**

Bradford Miller, Esq.  
 134 N. LaSalle St.  
 Suite 1040  
 Chicago, IL 60602

**SEND SUBSEQUENT TAX BILLS TO:**

S. Vitale & S. Tomal  
 1724 N. Winnebago  
 Unit C  
 Chicago, IL 60647-5346

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**LEGAL DESCRIPTION:**

**PARCEL 1: UNIT C- THAT PART OF LOTS 27, 28, 29 AND 30 (EXCEPT THE SOUTHEASTERLY 15 FEET OF SAID LOT 30) TAKEN AS A SINGLE TRACT OF LAND IN ISHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4 AND 5 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 29.47 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE SOUTH 48 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 60.84 FEET TO THE PLACE OF BEGINNING (SAID NORTHEASTERLY LINE OF SAID TRACT ALSO BEING THE SOUTHWESTERLY LINE OF N. WINNEBAGO AVENUE); THENCE CONTINUING SOUTH 48 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 14.32 FEET; THENCE SOUTH 42 DEGREES 00 MINUTES 00 SECONDS WEST, 22.25 FEET; THENCE NORTH 48 DEGREES 00 MINUTES 00 SECONDS WEST, 3.0 FEET; THENCE SOUTH 42 DEGREES 00 MINUTES 00 SECONDS WEST, 25.42 FEET; THENCE NORTH 48 DEGREES 00 MINUTES 00 SECONDS WEST, 11.32 FEET; THENCE NORTH 42 DEGREES 00 MINUTES 00 SECONDS EAST, 47.67 FEET TO THE PLACE OF BEGINNING. ALSO THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 29.47 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE SOUTH 48 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 60.84 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 48 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT A DISTANCE OF 19.73 FEET; THENCE SOUTH 42 DEGREES 00 MINUTES 00 SECONDS WEST, 22.25 FEET; THENCE NORTH 48 DEGREES 00 MINUTES 00 SECONDS WEST, 8.41 FEET; THENCE SOUTH 42 DEGREES 00 MINUTES 00 SECONDS WEST, 25.42 FEET; THENCE NORTH 48 DEGREES 00 MINUTES 00 SECONDS WEST, 11.32 FEET; THENCE NORTH 42 DEGREES 00 MINUTES 00 SECONDS EAST, 47.67 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR COMPASS POINT HOMEOWNERS' ASSOCIATION RECORDED OCTOBER 17, 1997 AS DOCUMENT NUMBER 97774171.**

**NOTE FOR INFORMATIONAL PURPOSES ONLY:**

Commonly known as: 1724 N. Winnebago Avenue, Unit C, Chicago, IL 60647