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STC01146-4749
WARRANTY DEED 1/2 ac

Doc#: 1700322066 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/03/2017 10:13 AM Pg: 1 of 2

WHEN RECORDED, MAIL TO:
John J. O'Leary, Esq.
120 S. State Street, Suite 200
Chicago, Illinois 60603

Dec ID 20161201693020
ST/CO Stamp 1-160-272-064 ST Tax \$565.00 CO Tax \$282.50
City Stamp 1-130-141-888 City Tax: \$5,932.50

SEND SUBSEQUENT TAX BILLS TO:
Albert John Werner III
Gina L. Werner
2848 N. Riverwalk Avenue
Chicago, Illinois 60618

GRANTORS, Jeffrey A. Cohen, a married man, and Gary E. Cohen, married to Leslie Cohen, all of Highland Park, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEEES, Albert John Werner III and Gina L. Werner, husband and wife, both of Chicago, Illinois, AS TENANTS BY THE ENTIRETY, all of their interest in the following described real estate in the County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

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

THIS IS NOT HOMESTEAD PROPERTY AS TO JEFFREY A. COHEN.

STEWART TITLE
800 E. Diehl Road
Suite 100
Naperville, IL 60563

Permanent Index No.: 14-30-116-076-0000.
Property Address: 2848 N. Riverwalk ^{Drive} Avenue, Chicago, Illinois 60618.

Subject to the following, if any: (1) General real estate taxes for the year 2016 and subsequent years; (2) public and utility easements of record, if any; (3) Purchasers' mortgages of record, if any, and (4) covenants, conditions and restrictions of record, if any.

DATED this 12 Day of December, 2016.

DATED this 12 Day of December, 2016.

Jeffrey A. Cohen
Jeffrey A. Cohen

Gary E. Cohen
Gary E. Cohen

DATED this 12 Day of December, 2016.

Leslie Cohen
Leslie Cohen

| REAL ESTATE TRANSFER TAX | 16-Dec-2016 |
|--------------------------|-------------------|
| CHICAGO | 4,237.50 |
| CTA: | 1,695.00 |
| TOTAL: | 5,932.50 * |

14-30-116-076-0000 | 20161201693020 | 1-130-141-888

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

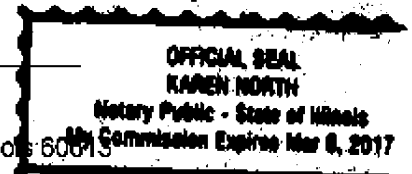
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that JEFFREY A. COHEN, a married man, GARY E. COHEN and LESLIE COHEN, 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, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 12 Day of December, 2016.

My commission expires March 8 2017

Karen North
Notary Public





PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Avenue, Suite 1S, Chicago, Illinois 60618

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ExhibitA- Legal Description

Parcel 1: That part of Lots 4 and 5, and that part of the South 84.00 feet of Lot 46, all in Block 9 in "Clybourn Avenue Addition to Lakeview and Chicago" in the West 1/2 of the Northwest 1/4 of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, according to the Plat thereof recorded as Document 1012323, bounded by a line described as follows: commencing at the Northeast corner of said South 84.00 feet of said Lot 46; thence S 89°54'25" W, along the North line of said South 84.00 feet of said Lot 46, a distance of 60.23 feet; thence S 61°56'47" E, 67.03 feet; thence S 28°03'13" W, perpendicular to the last described course, 3.75 feet; thence S 61°56'47" E, perpendicular to the last described course, 17.86 feet; thence S 28°03'13" W, perpendicular to the last described course, 1.97 feet; thence S 61°56'47" E, perpendicular to the last described course, 18.00 feet; thence S 28°03'13" W, perpendicular to the last described course, 1.97 feet; thence S 61°56'47" E, perpendicular to the last described course, 18.00 feet; thence S 28°03'13" W, perpendicular to the last described course, 1.38 feet; thence S 61°56'47" E, perpendicular to the last described course, 17.99 feet; thence S 28°03'13" W, perpendicular to the last described course, 1.26 feet to the point of beginning for the Parcel herein described; thence S 61°56'47" E, perpendicular to the last described course, 19.22 feet; thence S 28°03'13" W, perpendicular to the last described course, 52.00 feet; thence N 61°56'47" W, perpendicular to the last described course, 19.22 feet; thence N 28°03'13" E, perpendicular to the last described course, 52.00 feet to the point of beginning. All in Cook County, Illinois.

Parcel 2: Easements for ingress and egress created by Declaration of Covenants, Conditions, Restrictions and Easements for River Walk Townhomes Phase II Homeowners' Association recorded August 23, 2002 as Document Number 0020929677 and by Declaration of Easements and Covenants for the River Walk Lofts Condominium, the River Walk Townhomes Condominium and the Tamarack at River Walk Townhomes recorded March 9, 2000 as Document 00170099.

| REAL ESTATE TRANSFER TAX | | 19-Dec-2016 |
|---|----------------|---------------|
|  | COUNTY: | 282.50 |
|  | ILLINOIS: | 565.00 |
| | TOTAL: | 847.50 |
| 14-30-116-076-0000 | 20161201693020 | 1-160-272-064 |