

WARRANTY DEED
TENANCY BY THE ENTIRETY

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Doc# 1712804074 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/08/2017 02:53 PM PG: 1 OF 3

MAIL TO:

Mr. Enrique Lipezker
Attorney at Law
105 W. Madison Street, #401
Chicago, IL 60602

NAME & ADDRESS OF TAXPAYER:

Mr. Taylor Mathson and Ms. Krista Mathson
4005 North Southport, #2
Chicago, IL 60613

FIRST AMERICAN TITLE
FILE # 2837303

THE GRANTOR, **AARON M. SIEDBAND**, married to Jacey Siedband, and **LEONARD B. SIEDBAND and JANE SIEDBAND**, married to each other, of the Village of Northbrook, County of Cook and State of Illinois, for the consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **TAYLOR MATHSON and KRISTA MATHSON**, 2518 N. Southport, #2R, Chicago, Illinois, husband and wife, as **TENANTS BY THE ENTIRETY**, and not as Joint Tenants or as Tenants in Common, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

P.I.N.: 14-17-315-014-1043

Subject to: Covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; all special governmental taxes or assessments confirmed or unconfirmed; condominium declaration and bylaws; general real estate taxes not yet due and payable at the time of closing,

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 as Tenants by the Entirety, and not as Joint Tenants or as Tenants in Common.

DATED this 20th day of April, 2017.

(SEAL)
Aaron M. Siedband

(SEAL)
Jacey Siedband

(SEAL)
Leonard B. Siedband

(SEAL)
Jane Siedband

Jacey Siedband has signed this document for the sole purpose of waiving her homestead rights.

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State of Illinois, County of Lake. I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Leonard B. Siedband and Jane Siedband,

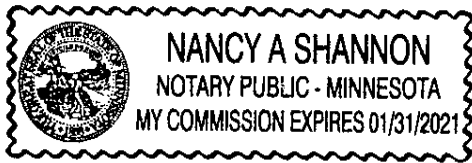


personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 13th day of April, 2017.

Michael Samuels
Notary Public

State of Minnesota, County of Franklin. I, the undersigned, a Notary Public in and for the State and County aforesaid, DO HEREBY CERTIFY that Aaron M. Siedband, married to Jacey Siedband,



personally known to me to be the same people 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 20 day of April, 2017

Nancy A Shannon
Notary Public

REAL ESTATE TRANSFER TAX		02-May-2017
	CHICAGO:	1,925.00
	CTA:	714.00
	TOTAL:	2,709.00

14-17-315-014-1043 | 20170401635190 | 1-330-392-768

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

This instrument was prepared by Michael Samuels, 720 Osterman Avenue, Deerfield, Illinois 60015.

Address of Property:
4005 N. Southport, #2
Chicago, IL 60613

REAL ESTATE TRANSFER TAX		03-May-2017
	COUNTY:	129.00
	ILLINOIS:	258.00
	TOTAL:	387.00

14-17-315-014-1043 | 20170401635190 | 0-793-521-856

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 4005-2 AS THE SOUTHPORT PLACE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WESTERLY OF CLARK STREET AND SOUTHERLY OF BELLE PLAINE AVENUE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SOUTHPORT AVENUE 115.7 FEET NORTH OF THE NORTH LINE OF IRVING PARK BOULEVARD AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHPORT AVENUE 270 FEET; THENCE EAST ALONG A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE OF SOUTHPORT AVENUE A DISTANCE OF 100 FEET; THENCE SOUTH ALONG A LINE DRAWN PARALLEL TO AND 100 FEET DISTANT FROM THE EAST LINE OF SAID SOUTHPORT AVENUE A DISTANCE OF 270 FEET; THENCE WEST ALONG A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE OF SOUTHPORT AVENUE A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF IRVING PARK BOULEVARD AND THE EAST LINE OF SOUTHPORT AVENUE; THENCE EAST ALONG THE NORTH LINE OF IRVING PARK BOULEVARD 100 FEET; THENCE NORTH ALONG A LINE PARALLEL TO AND 100 FEET DISTANT FROM THE EAST LINE OF SOUTHPORT AVENUE A DISTANCE OF 100 FEET; THENCE WEST ON A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTHPORT AVENUE 100 FEET TO A POINT IN THE EAST LINE OF SAID SOUTHPORT AVENUE 99.7 FEET NORTH OF THE NORTH LINE OF SAID IRVING PARK BOULEVARD; THENCE SOUTH ON THE EAST LINE OF SOUTHPORT AVENUE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00997273, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-19, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 00997273.

Permanent Index #'s: 14-17-315-014-1043 Vol. 479

Property Address: 4005 N Southport Ave Unit 2, Chicago, Illinois 60613