

# UNOFFICIAL COPY

Doc#: 1716349398 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/12/2017 01:49 PM Pg: 1 of 3

Dec ID 20170501665383  
ST/CO Stamp 1-964-456-384 ST Tax \$554.00 CO Tax \$277.00  
City Stamp 0-563-298-752 City Tax: \$5,817.00

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual**

SPZ-01146-SPZ-02102  
IL

THE GRANTOR(S) <sup>JAR JLK</sup> Jeffrey A. Rosen and Jennifer L. Keyes, a married couple, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Colin McMahan and Angela McMahan, as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of IL, to wit:

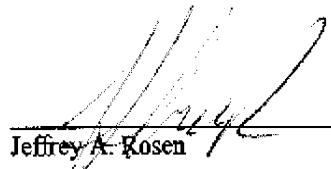
*See Exhibit "A" attached hereto and made a part hereof*

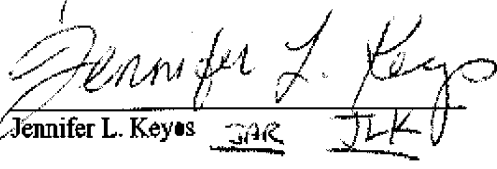
SUBJECT TO: Covenants, conditions and restrictions of record, private public and utility easements and roads and highways, General taxes for the year "2016" and subsequent years.



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): 17-17-314-009-0000  
Address(es) of Real Estate, 1205 Lexington Street., Chicago, IL 60607

Dated this 30<sup>west</sup> day of May 2017

  
Jeffrey A. Rosen

  
Jennifer L. Keyes <sup>JAR JLK</sup>

REAL ESTATE TRANSFER TAX		12-Jun-2017	
	COUNTY:	277.00	
	ILLINOIS:	554.00	
	TOTAL:	831.00	
17-17-314-009-0000		20170501665383	1-964-456-384

REAL ESTATE TRANSFER TAX		01-Jun-2017	
	CHICAGO:	4,155.00	
	CTA:	1,662.00	
	TOTAL:	5,817.00	
17-17-314-009-0000		20170501665383	0-563-298-752

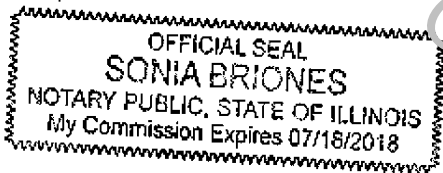
\* Total does not include any applicable penalty or interest due.

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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 Jeffrey A. Rosen and Jennifer L. Keyes, a married couple, personally known to me to be the same person(s) whose name(s) 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 30 day of May, 20 17.



*Sonia Briones* (Notary Public)

**Prepared by:**

George C. Xamplas  
25 E. Washington, Suite 700  
Chicago, IL 60602

**Mail to:**

LENT NOVCT, ESO  
100 N. LASALLE ST. #1700  
CHICAGO, IL 60602

**Name and Address of Taxpayer:**

COLIN McMAHAN  
1205 W. LEXINGTON ST  
CHICAGO, IL 60607

# UNOFFICIAL COPY

## Exhibit A - Legal Description

### Parcel 1:

That part of Lots 1,2,3,4 and 5 in the Resubdivision of Lots 5,6,7 and 8 in Block 7 in Vernon Park Addition to Chicago, being a Subdivision of the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, also Lots 1,2,3 and 4 in Block 7 in Vernon Park Addition to Chicago, being a Subdivision of Blocks 38,39,44 and 45 in Canal Trustee's Subdivision of the West 1/2 of the West 1/2 of the Northeast 1/4 of aforesaid Section 17, and the North 48.25 feet of vacated Polk Street and the Park Lying South of aforesaid Block 7, together with the vacated East 10.0 feet of Lytle Street Lying West of and adjoining both the North 48.25 feet of vacated Polk Street and the Park and Lot 1 in the Resubdivision of Lots 5,6,7 and 8 of aforesaid Block 7 as the same was vacated by ordinance dated February 1, 1961 and recorded in the office of recorder of deed of Cook County, Illinois March 24, 1961 as Document Number 18117805, also the vacated 20 foot Alley lying East of and adjoining Lot 5 in the Resubdivision of Lots 5,6,7 and 8 in aforesaid Block 7, in Cook County, Illinois described as follows: Beginning at a point on the North line of the above described parcel, 212.86 feet East of the Northwest corner thereof; thence North 90 degrees 00 minutes, 00 seconds East along the North line, 18.0 feet; thence South 00 degrees 00 minutes, 00 seconds East., 73.25 feet; thence South 90 degrees 00 minutes West, 18.0 feet; thence North 00 degrees 00 minutes 00 seconds, West 73.25 feet to the point of beginning.

### Parcel 2:

Easement for ingress and egress for the benefit of parcel 1 over the North 15.5 feet of the property comprising the Columbus on the Park Condominium as created by the Declaration recorded as Document Number 98025739, as set forth in the Columbus on the Park Declaration of Easements and Restrictions recorded January 9, 1998 as Document Number 98025738.

### Parcel 3:

Easement for ingress and egress for the benefit of parcel one, as set forth in the declaration of covenants, conditions, restrictions and easements for Columbus on the Park Townhouse Homeowners Association recorded July 30, 1998 as Document Number 98668512.

1205 W Lexington Street, Chicago, Illinois

Permanent Index Number: 17-17-314-009-0000