

WARRANTY DEED
Statutory (ILLINOIS)
Individual to Individual
Joint Tenancy

UNOFFICIAL COPY

0011091282

9885/0076 45 001 Page 1 of 3
2001-11-20 09:17:29
Cook County Recorder 25.00



0011091282

For Recorder Use only

ST 528643
10/2
M. THE GRANTOR(S), MIROSLAW ZIAJA, of the city of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration CONVEY(S) and WARRANT(S) to: KEVIN KOVACHGEN, of Chicago, Illinois, the following described Real estate situated in the County of Cook, State of Illinois, to wit:

SEE REVERSE FOR LEGAL DESCRIPTION

P. I. N. # 14-08-203-015-1316

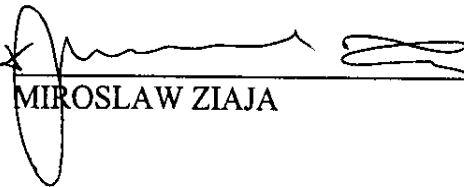
ADDRESS OF REAL ESTATE: 5445 N. Sheridan, #2805, Chicago, Illinois 60640

3
564

THIS IS NOT HOMESTEAD PROPERTY

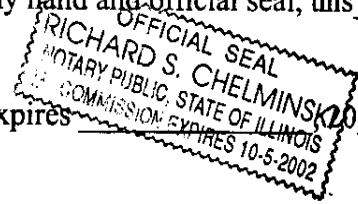
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

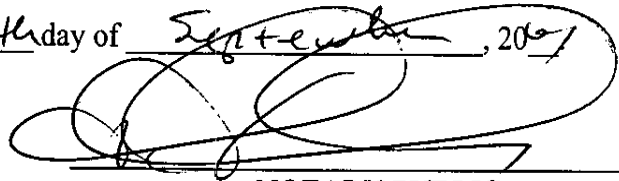
DATED this 7 day of September, 2001

 (SEAL)
MIROSLAW ZIAJA

State of Illinois, County of Cook ss. I the undersigned Notary Public in and for said County, in the State Aforesaid, DO HEREBY CERTIFY that MIROSLAW ZIAJA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 7th day of September, 2001

Commission expires



NOTARY PUBLIC

PREPARED BY: Richard S. Chelminski, P.C., 5521 N. Cumberland, Chicago, Illinois 60656

BOX 333-CTI

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LEGAL DESCRIPTION

the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

UNIT NUMBER 2805 IN THE ⁵⁴⁴⁵~~5455~~ EDGEWATER PLAZA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: (HEREINAFTER REFERRED TO AS PARCEL):

THE SOUTH 31 FEET OF THE NORTH 875 FEET OF THE WEST 131.96 FEET; AND THAT PART LYING SOUTH OF THE SAID NORTH 875 FEET OF THE EAST FRACTIONAL HALF OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (ALL AS MEASURED PARALLEL WITH THE WEST AND NORTH LINES OF SAID EAST FRACTIONAL HALF OF THE NORTHEAST 1/4) AND LYING NORTH OF A LINE THAT IS DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SHERIDAN ROAD, THRU A POINT IN SAID EAST LINE THAT IS 1090 FEET SOUTH OF THE SAID NORTH LINE OF EAST FRACTIONAL HALF OF THE NORTHEAST 1/4; ALL OF THE ABOVE LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK AS ESTABLISHED BY DECREE ENTERED JULY 6, 1908, IN CASE NUMBER 285574, CIRCUIT COURT AS SHOWN ON PLAT RECORDED JULY 9, 1908, AS DOCUMENT 4229498 (EXCEPT THEREFROM THE WEST 47 FEET THEREOF HERETOFORE CONDEMNED AS PART OF SHERIDAN ROAD) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24267313 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P. I. N. # 14-08-203-015-1316

ADDRESS OF REAL ESTATE: 5445 N. Sheridan, #2805, Chicago, Illinois 60640

SUBJECT TO, IF ANY:

Covenants, conditions and restrictions of record provided they do not interfere with or restrict the use of the Property as a residential condominium; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto, including all easements established by or improved from the Declaration of Condominium or amendments thereto; limitations and conditions imposed by the Condominium Property Act; public and utility easements which do not underlie the improvements; roads and highways, party wall rights and agreements; and subject only to real estate taxes not due and payable at the time of closing.

MAIL TO:

Louis H. LEVINSON

33 N. LASALLE SUITE 3200

CHICAGO, ILL. 60602

SEND SUBSEQUENT TAX BILLS TO:

KEVIN KORSCHGAN


5445 N. SHERIDAN #2805

CHICAGO, ILL. 60640


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Property of Cook County Clerk's Office

STATE OF ILLINOIS
STATE TAX

SEP. 21. 01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000015465

REAL ESTATE TRANSFER TAX
00117,50
FP 102808

COOK COUNTY
COUNTY TAX
REAL ESTATE TRANSACTION TAX

SEP. 21. 01
REVENUE STAMP
0000015493

REAL ESTATE TRANSFER TAX
00058,75
FP 102802

CITY OF CHICAGO
CITY TAX

SEP. 21. 01
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
0000007798

REAL ESTATE TRANSFER TAX
00881,25
FP 102805

11091282