

UNOFFICIAL COPY

0021198406

2840/0063 30 001 Page 1 of 3

2002-10-30 13:08:59

Cook County Recorder

28.00

WARRANTY DEED

(Individual to Individual)
Illinois



0021198406

THE GRANTORS, **Gholamreza Sanai and Nima Sanai**, husband and wife of the City of Chicago, Illinois for and in consideration of Ten Dollars and other valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **Kim*Wagner**, the following described Real Estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

*Ann

SEE ATTACHED EXHIBIT "A"

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

In Witness Whereof, said Grantor(s) have executed this instrument this 24th day of October, 2002.



Gholamreza Sanai



Nima Sanai

Box 254

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EXHIBIT "A"

21198406

LEGAL DESCRIPTION

PARCEL 1:
UNIT NO. 1410 IN STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING: ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 26 STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20, 21, 22, 23, 24 AND 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE CENTER OF PARTY WALL OF THE BUILDING NOW STANDING ON THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.13 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF THE AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32, EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR STREETERVILLE CENTER CONDOMINIUM ASSOCIATION RECORDED IN THE OFFICE OF THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 26017897; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN A PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT NUMBER 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:
ALL THOSE CERTAIN EASEMENTS, PRIVILEGES, RIGHTS OF USE AND ALL OTHER BENEFITS DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 26017894, AS GRANTED FOR THE BENEFIT OF PARCEL 1, BY A DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER A TRUST AGREEMENT DATED DECEMBER 11, 1980 AND KNOWN AS TRUST NO. 51534 TO WENDY YOUNG DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT NUMBER 26017895. COMMONLY KNOWN AS 233 EAST ERIE STREET, UNIT 1410, CHICAGO, ILLINOIS.

Permanent Index Number: 17-10-203-027-1060

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STATE OF ILLINOIS)

21198406

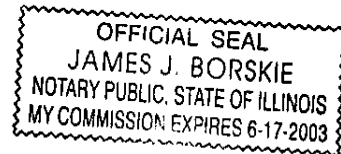
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that **Gholamreza Sanai and Nima Sanai**, 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 severally acknowledged that he, she or they signed, sealed and delivered the said instrument as his, her or 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 seal, this 27th day of OCTOBER, 2002.

My Commission Expires _____

J. Borskie
Notary Public



This instrument was prepared by:

Paul J. Shandling
Attorneys at Law
395 1/2 Greenleaf
Glencoe, Illinois 60022

City of Chicago
Dept. of Revenue
292292
10/30/2002 13:13 Batch 14362 34



Real Estate
Transfer Stamp
\$1,293.75

Return instrument to:

Paul Lukes
Attorney at Law
100 Tower Drive
Suite 220
Burr Ridge, Illinois 60527

STATE TAX	STATE OF ILLINOIS	# 0000046176	REAL ESTATE TRANSFER TAX
			OCT. 30. 02
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326660

MAIL TAX BILL TO:

Kim Wagner
223 East Erie Street, Unit 1410
Chicago, Illinois 60611

GRANTEE'S ADDRESS:

Kim Wagner
223 East Erie Street, Unit 1410
Chicago, Illinois 60611

COUNTY TAX	COOK COUNTY	# 0000090617	REAL ESTATE TRANSFER TAX
	REAL ESTATE TRANSACTION TAX		OCT. 30. 02
	REVENUE STAMP		FP326670