

# UNOFFICIAL COPY

This instrument was prepared by:

Kenneth S. Freedman  
Attorney at Law  
40 Skokie Boulevard  
Northbrook, Illinois 60062



Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 04/16/2003 01:41 PM Pg: 1 of 4

and after recording should be mailed to:

Frank W. Jaffe  
Jaffe & Berlin, L.L.C.  
111 W. Washington Street, Suite 1401  
Chicago, Illinois 60602

(THE ABOVE SPACE RESERVED FOR RECORDING DATA)

## WARRANTY DEED

The Grantor, **CHRISTIAN C. SENSABAUGH**, a never-married man, of Chicago, Illinois, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration paid, conveys and warrants to **CATHERINE M. LEVY**, of 1505 N. Rodney Street, Wilmington, Delaware 19806, the following described real estate situated in Cook County, Illinois:

SEE RIDER ATTACHED HERETO FOR LEGAL DESCRIPTION

PERMANENT INDEX NUMBER: 14-31-304-045-1011

PROPERTY ADDRESS: 1955 N. Leavitt Street, Unit 4-D, Chicago, Illinois 60647

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

THIS DEED IS SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements and general real estate taxes for the year 2002 and subsequent years.

Dated: February 26, 2003

  
\_\_\_\_\_  
CHRISTIAN C. SENSABAUGH (SEAL)

WICOR TITLE INSURANCE  
Box 15

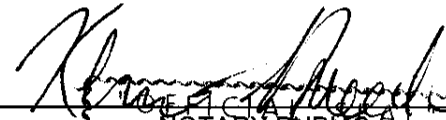
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STATE OF ILLINOIS )  
                                  ) ss  
COUNTY OF COOK )

I, Kenneth S. Freedman, a Notary Public in Cook County, Illinois, certify that **CHRISTIAN C. SENSABAUGH**, a never-married man, whom I know to be the same person whose name is signed to this Warranty Deed, personally appeared before me on this day and acknowledged that he freely and voluntarily signed, sealed and delivered this Warranty Deed, for the uses and purposes stated therein.


Given under my hand and official seal, on February 26, 2003.


  
NOTARY PUBLIC  
KENNETH S. FREEDMAN  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES 9/6/2004


SEND SUBSEQUENT TAX BILLS TO:

Ms. Catherine M. Levy  
1955 N. Leavitt Street, Unit 4-D  
Chicago, Illinois 60647

Property of Cook County Clerk's Office

COUNTY TAX  REVENUE STAMP	<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX APR. 14.03	# 0000007178	<b>REAL ESTATE TRANSFER TAX</b>
			0019125
			FP326707

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	<b>STATE OF ILLINOIS</b> APR. 14.03	# 0000007233	<b>REAL ESTATE TRANSFER TAX</b>
			0038250
			FP 102809

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	<b>CITY OF CHICAGO</b> APR. 14.03	# 0000007608	<b>REAL ESTATE TRANSFER TAX</b>
			0286900
			FP 102803

**UNOFFICIAL COPY****LEGAL DESCRIPTION RIDER****PARCEL 1:**

UNIT 4D IN ARBITRAGE-LEAVITT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL THAT SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 15.13 FEET ABOVE CITY OF CHICAGO DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 90.00 FEET ABOVE CITY OF CHICAGO DATUM WHICH LIES WITHIN THE; BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: LOTS 1, 2, 3 AND 4 IN THE SUBDIVISION OF LOTS 1 TO 4, IN BLOCK 2, IN PIERCE'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

A PART OF LOTS 1, 2, 3 AND 4 IN THE SUBDIVISION OF LOTS 1 TO 4 IN BLOCK 2 IN PIERCE'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: ALL THAT SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 15.37 FEET ABOVE CITY OF CHICAGO DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 29.32 FEET ABOVE CITY OF CHICAGO DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 FIRST ABOVE WRITTEN; THENCE EAST ALONG THE NORTH LINES OF SAID LOT A DISTANCE OF 93.85 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 17.87 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 14.10 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 18.67 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 10.36 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 2.35 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 24.15 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 4.00 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 14.35 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 4.00 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 30.85 FEET TO A POINT IN THE WEST LINE OF SAID LOT 4 FIRST ABOVE WRITTEN; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 34.19 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THE FOLLOWING TRACT: A PART OF LOTS 3 AND 4 IN THE SUBDIVISION OF LOTS 1 TO 4 IN BLOCK 2 IN PIERCE'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: ALL THAT SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 15.43 FEET ABOVE CITY OF CHICAGO DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 29.43 FEET ABOVE CITY OF CHICAGO DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4 FIRST ABOVE WRITTEN; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 45.03 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 22.77 FEET TO A POINT;

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THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 8.03 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 7.56 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 43.28 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 30.33 FEET TO A POINT IN THE WEST LINE OF SAID LOT 4, THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 51.31 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT: A PART OF LOTS 3 AND 4 IN THE SUBDIVISION OF LOTS 1 TO 4, IN BLOCK 2, IN PIERCE'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: ALL THAT SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 23.63 FEET ABOVE CITY OF CHICAGO DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 29.43 FEET ABOVE CITY OF CHICAGO DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 FIRST ABOVE WRITTEN; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 45.03 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 22.77 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 8.03 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 7.56 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 7.59 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 7.56 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 7.59 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT: ALL THAT SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 14.45 FEET ABOVE CITY OF CHICAGO DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 34.45 FEET ABOVE CITY OF CHICAGO DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: A PART OF LOT 1 IN THE SUBDIVISION OF LOTS 1 TO 4 IN BLOCK 2, IN PIERCE'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1 FIRST ABOVE WRITTEN; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 20.30 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 10.02 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 25.00 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 10.02 FEET TO A POINT IN THE EAST LINE OF SAID LOT 1; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING WHICH SURVEY IS ATTACHED AND PART OF EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 30, 1999 AS DOCUMENT 99826596, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF P-5 A LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99826596.