

UNOFFICIAL COPY



Doc#: 0333942189  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/05/2003 10:32 AM Pg: 1 of 3



Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY

8136431 1/2

THE GRANTOR(S), Juneway Sheridan LLC, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Scott Mosak and Ecaterina Mosak, husband and wife, not as tenants in common, nor joint tenants, but as Tenants by the Entirety (GRANTEE'S ADDRESS) 1240 W. Jarvis, Unit 101, Chicago, Illinois of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

3  
CE

**SUBJECT TO:** terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded as document number 0030097477, as amended from time to time; (b) terms, provisions, covenants, conditions and options contained in and rights and easements established by the Operating Agreement and Declaration recorded as document number 0030097477, as amended from time to time; and (c) limitations and conditions imposed by the Condominium Property Act.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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): 11-29-101-021-0000, 11-29-101-029-0000  
Address(es) of Real Estate: 7738 N. Sheridan Unit 48, G13, Chicago, Illinois 60626

Dated this 04 day of October, 2003

Juneway Sheridan LLC

By: Kenneth Sproul  
Kenneth Sproul  
Its Principal

BOX 333-CT1


CTIC - MLC / DB

STATE OF ILLINOIS, COUNTY OF COOK ss.

**UNOFFICIAL COPY**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kenneth Sproul, personally known to me to be the same person(s) whose name(s) 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 04 day of October, 2003.

 (Notary Public)

OFFICIAL SEAL  
GERALD L. BERLIN  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 1-10-2005

**Prepared By:** Gerald Berlin  
150 N. Michigan Ave. - Suite 1115  
Chicago, Illinois 60601

CITY OF CHICAGO  
CITY TAX  
NOV. 22. 03  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

0000006263  
REAL ESTATE TRANSFER TAX  
0235125  
FP 102805

**Mail To:**  
Scott Mosak  
Ecaterina Mosak  
7738 N. Sheridan  
Unit 48  
Chicago, Illinois 60626

**Name & Address of Taxpayer:**  
Scott Mosak  
Ecaterina Mosak  
7738 N. Sheridan  
Unit 48  
Chicago, Illinois 60626

Cook County  
REAL ESTATE TRANSACTION TAX  
NOV. 23  
56.75

COOK CO. NO. 019  
022020  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
NOV 21 '03  
DEPT. OF REVENUE  
313.50  
P.B. 10686

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Exhibit "A"

## Legal Description

PCL 1: UNITS 48 & G13 IN THE LAKEVIEW POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 2: LOTS 1 TO 7 INCLUSIVE (EXCEPT THAT PART OF LOT 7 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTH TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTH WEST CORNER THEREOF; THENCE WEST TO THE NORTH WEST CORNER THEROF; THENCE SOUTH ON THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING) IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, BEING A SUBDIVISION OF LOTS 44 TO 46 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON, ALSO OF LOTS 1, 2 (EXCEPT THE WEST 20 FEET OF SAID LOT 2) IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE NORTH EASTERLY IN A STRAIGHT ROAD DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF LOT 1 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE SOUTH WEST CORNER OF LOT 44 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON; THENCE WEST IN A STRAIGHT LINE TO THE NORTH EAST CORNER OF LOT 2 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING ALL IN THE NORTH WEST ¼ OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF LOT 7 IN FERGUSON BIRCH PARK ADDITION TO EVANSTON DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTHERLY ON A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE WEST TO THE POINT OF BEGINNING; IN THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

County Clerk's Office