

GB5236034

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
(Individual to Individual) 1/2



Doc#: 0404135112
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/10/2004 08:51 AM Pg: 1 of 3

MAIL TO:
Brenda L. Murzyn, Esquire
1300 Iroquois-Suite 125
Naperville, Illinois 60563

NAME & ADDRESS OF TAXPAYER:
Barry Bastian Unit 604
2605 South Indiana Avenue
Chicago, Illinois 60616

RECORDER'S STAMP

THE GRANTOR(S) Joanna Szarlej
of the City of Chicago County of Cook State of Illinois
for and in consideration of ten (\$10.00) DOLLARS
and other good and valuable considerations in hand paid, ex.M.
CONVEY(S) AND WARRANT(S) to Barry Bastian

(GRANTEES' ADDRESS)
of the city of Chicago County of Cook State of Illinois
all interest in the following described real estate situated in the County of COOK, in the State of Illinois,
to wit:

3

NOTE: If complete legal cannot fit in this space, leave blank and attach a separate 8.5" x 11" sheet with a minimum of .5" clear margin on all sides.

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

Permanent Index Number(s): 40-1040
17-27-305-1~~11~~-0000
Property Address: 2605 S. Indiana Unit 604, Chicago, Illinois 60616

Dated this 29th day of December 2003.
Joanna Szarlej (Seal) _____ (Seal)
Joanna Szarlej (Seal) _____ (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

CTIC Form No. 1159

BOX 333-CTI

UNOFFICIAL COPY

STATE OF ILLINOIS } ss.
County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Joanne Szarlej
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 S he signed, sealed and delivered the
instrument as her 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 notarial seal, this 29th day of December, 2003.

My commission expires on 10/1/04, _____, _____
Notary Public



STATE OF ILLINOIS
STATE TAX
FEB.-4.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000064547
REAL ESTATE TRANSFER TAX
0013500
FP 102808
Cook COUNTY - ILLINOIS TRANSFER STAMP

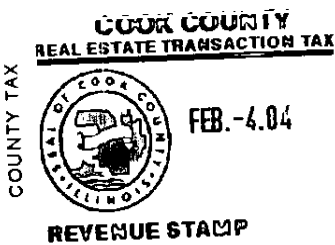
* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:
John A. Gibaitis, Esquire
6247 S. Kedzie Avenue
Chicago, Illinois 60629

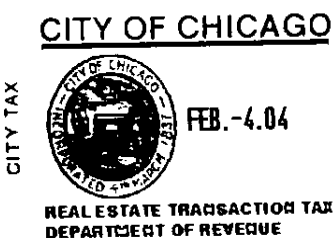
EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____

Signature of Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes. (55 ILCS 5/3-5020)
and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).



REAL ESTATE TRANSFER TAX
0006750
FP 102802
0000064708



REAL ESTATE TRANSFER TAX
0101300
FP 102805
0000008793

Barry Bastian

TO

Joanna Szarlej

FROM

WARRANTY DEED
ILLINOIS STATUTORY

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION FOR THE STRATFORD AT SOUTH COMMONS CONDOMINIUM**PARCEL 1:**

UNIT 0604 IN THE STRATFORD AT SOUTH COMMONS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF BLOCKS 80 AND 83 IN CANAL TRUSTEE'S SUBDIVISION OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE 167.0 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 26TH STREET, BEING THE NORTH LINE OF LOTS 23 TO 37, BOTH INCLUSIVE, IN THOMAS STINSON'S SUBDIVISION OF BLOCK 80 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, WITH A LINE 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SOUTH INDIANA AVENUE, BEING A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 22 IN THOMAS STINSON'S SUBDIVISION, AFORESAID, TO THE SOUTHEAST CORNER OF LOT 26 IN LAFLIN AND SMITH'S SUBDIVISION OF BLOCKS 86 AND 89 OF CANAL TRUSTEE'S SUBDIVISION, AFORESAID; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 95.0 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 237.60 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 79.50 FEET TO A POINT 404.60 FEET SOUTH OF SAID SOUTH LINE OF EAST 26TH STREET AND 224.50 FEET EAST OF SAID WEST LINE OF SOUTH INDIANA AVENUE; THENCE CONTINUING EAST ALONG SAID LINE PARALLEL WITH THE SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 25.10 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 289.27 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 20.0 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 4.67 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 78.00 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 43.0 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 94.66 FEET TO THE WEST LINE OF SOUTH PRAIRIE AVENUE BEING A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 52 IN LAFLIN AND SMITH'S SUBDIVISION, AFORESAID, TO THE NORTHEAST CORNER OF LOT 37 IN THOMAS STINSON'S SUBDIVISION, AFORESAID; THENCE NORTH ALONG SAID WEST LINE OF SOUTH PRAIRIE AVENUE A DISTANCE OF 67.66 FEET TO SAID SOUTH LINE OF EAST 26TH STREET; THENCE WEST ALONG SAID SOUTH LINE OF EAST 26TH STREET A DISTANCE OF 392.28 FEET TO SAID LINE 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SOUTH INDIANA AVENUE; THENCE SOUTH ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 167.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 1, 2001 AS DOCUMENT NUMBER 0010913731, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 7, 1971 AND KNOWN AS TRUST NO. 30630 WITH AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 7, 1971 AND KNOWN AS TRUST NO. 30629 DATED MARCH 1, 1972 AND RECORDED OCTOBER 18, 1972 AS DOCUMENT NUMBER 22089651 AND FILED ON OCTOBER 18, 1972 IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2655205 FOR INGRESS AND EGRESS TO AND FROM THE PARKING FACILITY UPON THE LAND AND OTHER PROPERTY AS DESCRIBED IN EXHIBIT "D" ATTACHED THERETO AND FOR INGRESS AND EGRESS TO AND FROM THE PARKING SPACES LOCATED IN THE AFORESAID PARKING FACILITY, ALL IN COOK COUNTY, ILLINOIS AND AMENDMENT DATED OCTOBER 1, 2001 AND RECORDED OCTOBER 15, 2001 AS DOCUMENT NUMBER 0010913731.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P1-22, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0010913731 AS AMENDED FROM TIME TO TIME.