

# UNOFFICIAL COPY

Warranty Deed  
Statutory (ILLINOIS)  
General



Doc#: 0425142223  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 09/07/2004 09:57 AM Pg: 1 of 5

ST 3347007 J 20/3

Above Space for Recorder's Use Only

**THE GRANTOR, PLATO DIMAKOS, divorced and not since remarried,** of the City Chicago, County of Cook, State of Illinois for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, **CONVEYS and WARRANTS to:**

**ANGANA SHAH and KJRTI SHAH** of 663 Buckingham #2, Chicago, Illinois 60657

as **Joint Tenants with Rights of Survivorship**, and not as Tenants in Common, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**SEE ATTACHED EXHIBIT "A"**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Index Number (PIN): 17-17-205-030-0000

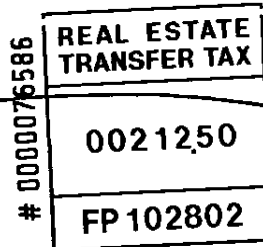
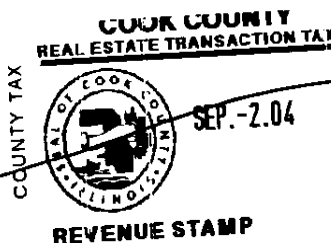
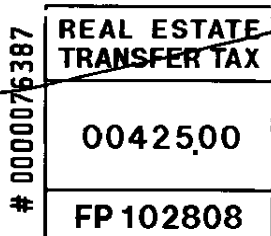
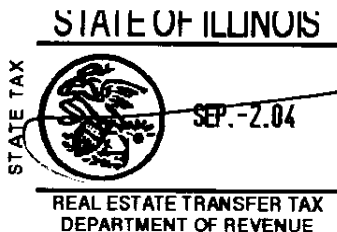
Address of Real Estate: 1026 West Monroe Street, Chicago, Illinois 60607

Dated this 18th day of August, 2004

Plato Dimakos (SEAL)  
PLATO DIMAKOS

PLEASE  
PRINT OF

TYPE NAMES  
BELOW  
SIGNATURE(S)



**BOX 333-CP**

# UNOFFICIAL COPY

State of Illinois

ss

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT PLATO DIMAKOS, divorced and not since remarried, personally known to me to be the same person whose name 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.

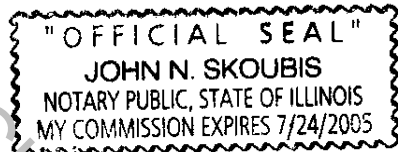
Given under my hand and official seal, this 18th of August, 2004.

Commission expires \_\_\_\_\_

*John N. Skoubis*  
NOTARY PUBLIC

This instrument was prepared by:

John N. Skoubis, Esq.  
Skoubis & Associates, Ltd.  
200 West Jackson Blvd.  
Suite 1050  
Chicago, Illinois 60606-6941



MAIL TO:

*Ellen L Upton*  
*317 N Meacham*  
*Park Ridge IL 60068*

SEND SUBSEQUENT TAX BILLS TO:

*Angana Shah*  
*10256 West Monroe*  
*Chicago IL 60607*

**CITY OF CHICAGO**

CITY TAX



SEP.-2.04

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000015027

<b>REAL ESTATE TRANSFER TAX</b>
0318800
FP 102805

**UNOFFICIAL COPY****LEGAL DESCRIPTION****UNIT 5-PARCEL 1:**

A TRACT OF LAND COMPRISING THE SOUTH 76.78 FEET OF LOTS 44 THROUGH 52 INCLUSIVE (EXCEPT THE WEST 1.50 FEET OF SAID LOT 44), IN E.K. ROGER'S SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 5 IN DUNCAN'S ADDITION TO CHICAGO, AND OF BLOCK 1 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BETWEEN THE ELEVATION AT THE SECOND FLOOR OF 25.61 FEET AND BELOW, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A PARCEL OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT OF LAND, BEING ALSO THE SOUTHEAST CORNER OF LOT 52 IN E.K. ROGER'S SUBDIVISION AFORESAID; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 02 SECTION EAST, ON THE EAST LINE THEREOF, A DISTANCE OF 14.85 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 13.63 FEET TO THE SOUTHEAST CORNER OF AN EXISTING 3 AND 4 STORY BRICK BUILDING; THENCE NORTH 89 DEGREES 43 MINUTES 24 SECTION WEST BEING THE BEARING OF THE SOUTH FACE OF WALL OF SAID EXISTING 3 AND 4 STORY BRICK BUILDING, A DISTANCE OF 63.88 FEET TO THE CENTERLINE OF AN EXISTING WALL, FROM THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ON SAID LAST DESCRIBED COURSE, A DISTANCE OF 20.71 FEET TO THE CENTERLINE OF AN EXISTING EXTERIOR WALL AND ITS SOUTHERLY EXTENSION THEREOF; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ALONG SAID CENTERLINE, A DISTANCE OF 42.00 FEET TO THE MOST NORTHERLY FACE OF THE AFORESAID EXISTING 3 AND 4 STORY BRICK BUILDING; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ALONG SAID NORTHERLY FACE OF EXISTING BUILDING, A DISTANCE OF 10.41 FEET TO THE CENTERLINE OF AN EXISTING WALL; THENCE ALONG SAID CENTERLINE OF EXISTING WALL OF THE FOLLOWING 7 COURSES:

1. SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 19.00 FEET,
2. EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.30 FEET,
3. SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.60 FEET,
4. EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.40 FEET,
5. SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 10.30 FEET,
6. EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.60 FEET, AND
7. SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 7.10 FEET TO THE PLACE OF BEGINNING.

*THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.*

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ALSO

UNIT 5-PARCEL 2:

THAT PART OF A TRACT OF LAND AFORE DESCRIBED, LYING BETWEEN THE ELEVATION OF THE SECOND FLOOR AT 25.61 FEET AND THE THIRD FLOOR AT 35.97 FEET, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A PARCEL OF LAND DESCRIBED AT FOLLOWS TO WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT OF LAND, BEING ALSO THE SOUTHEAST CORNER OF LOT 52 IN E.K. ROGER'S SUBDIVISION AFORESAID; THENCE ON AND ASSUMED BEARING OF THE NORTH 00 DEGREES 00 MINUTES 02 SECTION EAST, ON THE EAST LINE THEREOF, A DISTANCE OF 11.83 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 10.65 FEET TO THE INTERSECTION OF A LINE 3.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH) THE EAST FACE OF AN EXISTING 3 AND 4 STORY BRICK BUILDING WITH A LINE BEING 3.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH) THE SOUTH FACE OF SAID EXISTING BRICK BUILDING; THENCE NORTH 89 DEGREES 43 MINUTES 24 SECTION WEST, ALONG THE AFORESAID LINE 3.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH) THE SOUTH FACE OF SAID EXISTING BRICK BUILDING A DISTANCE OF 73.85 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING ALSO IN THE CENTERLINE OF AN EXISTING WALL AND ITS SOUTHERLY EXTENSION THEREOF; THENCE CONTINUING WESTERLY ON SAID LAST DESCRIBED COURSE, A DISTANCE OF 13.74 FEET TO THE CENTERLINE OF AND EXISTING EXTERIOR WALL AND ITS SOUTHERLY EXTENSION THEREOF; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ON SAID CENTERLINE OF EXISTING EXTERIOR WALL, A DISTANCE OF 45.00 FEET TO THE MOST NORTHERLY FACE OF THE AFORESAID EXISTING 3 AND 4 STORY BRICK BUILDING; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG SAID NORTHERLY FACE OF EXISTING BUILDING, A DISTANCE OF 20.71 FEET TO THE CENTERLINE OF AN EXISTING WALL AND ITS NORTHERLY EXTENSION THEREOF; THENCE ALONG SAID CENTERLINE OF EXISTING WALL AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS THE FOLLOWING 3 COURSES:

1. SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 23.88 FEET,
2. WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 6.97 FEET, AND
3. SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 21.12 FEET,

TO THE PLACE OF BEGINNING,

ALSO:

UNIT 5-PARCEL 3:

THAT PART OF A TRACT OF LAND AFORE DESCRIBED, LYING BETWEEN THE ELEVATION OF THE SECOND FLOOR AT 35.97 FEET AND ABOVE, BASED ON THE CITY OF CHICAGO DATUM, SITUATED

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

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WITHIN A PARCEL OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACE OF LAND, BEING ALSO THE SOUTHEAST CORNER OF LOT 52 IN E.K. ROGER'S SUBDIVISION AFORESAID; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 02 SECTION EAST, ON THE EAST LINE THEREOF, A DISTANCE OF 14.83 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 10.63 FEET TO THE INTERSECTION OF A LINE 3.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH) THE EAST FACE OF AN EXISTING 3 AND 4 STORY BRICK BUILDING WITH A LINE BEING ON THE SOUTH FACE AND ITS EASTERLY EXTENSION THEREOF; THENCE NORTH 89 DEGREES 43 MINUTES 24 SECTION WEST, BEING THE BEARING OF THE SOUTH FACE OF WALL OF SAID EXISTING 3 AND 4 STORY BRICK BUILDING, A DISTANCE OF 66.88 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING ALSO THE CENTERLINE OF AN EXISTING WALL AND ITS SOUTHERLY EXTENSION THEREOF; THENCE WESTERLY CONTINUING ALONG SAID LAST DESCRIBED COURSE, A DISTANCE OF 22.57 FEET TO THE CENTERLINE OF AN EXISTING WALL AND ITS SOUTHERLY EXTENSION THEREOF; THENCE ALONG SAID CENTERLINE OF EXISTING WALL AND ITS SOUTHERLY EXTENSION THE FOLLOWING 5 COURSES:

1. NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 18.85 FEET,
2. EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 18.46 FEET,
3. SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.60 FEET,
4. EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 4.11 FEET, AND
5. SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 15.26 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.