UNOFFICIAL COPY

THE GRANTOR, JULIAN R. DAWSON, an unmarried person, in and for consideration of TEN Dollars and other good and valuable consideration in hand paid, conveys and warrants to:



Doc#: 0425242255

Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds Date: 09/08/2004 02:04 PM Pg: 1 of 2

KONSTANTINOS T. SPARAGIS 16 N. THROOP

all interest in the following described real estate in the County of Cook CHICAGO, ILLINOIS and State of Illinois, to-wit:

UNIT NUMBERS 3D AND G-8 IN THE WESTGATE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 9, 10 AND 11 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL ME'(IDIAN, EXCEPT THAT PORTION OF SAID PROPERTY LYING ABOVE ELEVATION +15.76 (CITY OF CHICAGO DATUM), BEING CEILING OF BASEMENT AREA, AND LYING BELOW ELEVATION +27.80, BEING CEILING OF FIRST FLOOR, AND DESCRIBED AS FOLLOWS:: BEGINNING AT THE SOUTHWEST CORNER OF LOT 9; THENCE NOWTH ALONG THE WEST LINE OF LOTS 9 AND 10; 90.00 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF LOT 9, 24.30 FEET; THENCE SOUTH, 14.00 FEET; THENCE EAST, 12.70 FEET; THENCE NORTH, 14.00 FLET; THENCE EAST, 89.09 FEET TO THE EAST LINE OF LOT 10; THENCE SOUTH, 35.00 FEET; THENCE WEST, 19.40 FEET; THENCE SOUTH 20.00 FEET; THENCE EAST, 19.40 FEET; THENCE SOUTH, 35.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE WEST, 126.08 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS LOCUMENT NUMBER LR 3891819, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

NONEXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND FGRESS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, RESTRICTIONS, AND OPERATING AGREEMENTS DATED JUNE 21, 1990 AND FILED WITH THE REGISTRAR OF TITLES AS COCUMENT LR 3891818 AND RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT 90303796 THROUGH, OVER AND ACROSS THE LOBBY AREA AND CORRIDOR BETWEEN THE ELEVATOR AND DOOR IN THE SOUTHEAST PORTION OF THE "COMMERCIAL PROPERTY".

Permanent Index Number: 17-17-228-020-1014

17-17-228-020-1054

812 W. Van Buren, #3-D **Property Address:**

Chicago, IL 60607

This conveyance is subject to: Covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes and assessments; general real estate taxes for the year 2002 and subsequent years; the mortgage or trust deger

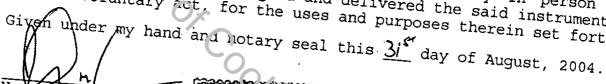
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IN WITNESS WHEREOF, the grantor has caused his name to be signed to these presents this 3191 day of August, 2004.

STATE OF ILLINOIS) COUNTY OF COOK) ss

I, the undersigned, a Notary Public in and for said county and the state aforesaid, DO EFREBY CERTIFY that JULIAN R. DAWSON, an unmarried person, 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 as such, he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.



MAIL TO: Keevin Morgan, Esq.

900 W. Jackson, Ste. 4 East Chicago, IL 60607

'OF ACIAL SEAL" DONALD M. HODGKINSON Notary Public, State of Illinois

My Commission Expires Acron 2006 TAX BILL TO:

Kors antinos Sparagis 812 W. Van Buren, #3-D Chicago, 12 60607

THIS DOCUMENT WAS PREPARED BY: THE LAW OFFICES OF RICHARD SWEDBERG 111 WEST WASHINGTON, SUITE 1860 CHICAGO, ILLINOIS 60602

