

LH 2202190 J. J. J.

WARRANTY DEED
Joint Tenancy
Statutory (ILLINOIS)
(Individual to Individual)



Doc#: 0425733014
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/13/2004 07:34 AM Pg: 1 of 3

THE GRANTOR(S)

SOPHIA CHAPADJIEV,
an unmarried woman

of the City of Chicago County of
Cook State of Illinois for and in
consideration of Ten and No/100ths (\$10.00)
Dollars, and other good and valuable
considerations in hand paid, CONVEY and WARRANT to:

SPACE FOR RECORDER'S USE ONLY

KELLY M. STROHM AND PHILIP W. STEWART
#2709, 535 N. Michigan, Chicago, IL 60611

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in
the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Subject to: General Real Estate Taxes for 2003 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Decl. of Condo. or amendments thereto; private, public and utility easements, including any easements established by or implied from the Decl. of Condo. or amendments thereto; roads and highways; party wall rights and agreements; limitations and conditions imposed by the Condo. Property Act; special taxes or assessments for improvements not yet completed; unconfirmed special tax or assessments; installments not due for any special tax or assessments for improvements hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.
heretofore completed; installments due after 8/30/04 of established pursuant to Permanent Real Estate Index Number(s): 17-10-122-022-1378
the Declaration of Condominium
Address(es) of Real Estate: #2709, 535 N. Michigan, Chicago, IL 60611

DATED this: 25th day of August, 2004

(Seal) Sophia Chapadjiev (Seal)

Sophia Chapadjiev
Print or Type Name Print or Type Name

(Seal) _____ (Seal)

Print or Type Name Print or Type Name

3KLY 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 Sophia Chapadjiev personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said 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.

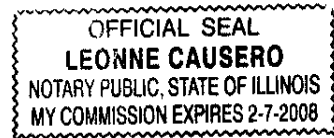
Given under my hand and official seal, this 25th day of August, 2004.

Commission expires 2/7/08

Leonne Causero
Notary Public

This instrument was prepared by:

CHRISTOPHER S. NUDO
Nudo, Pateracki & Assoc.
1700 Higgins, #550,
Des Plaines, IL 60016

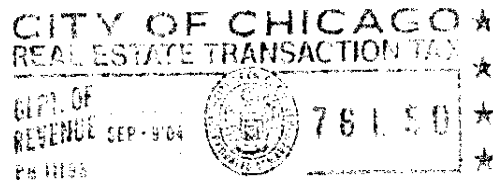
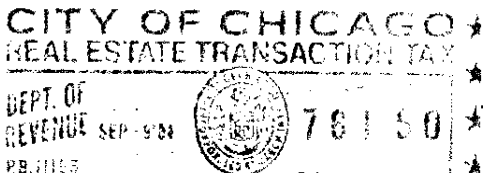
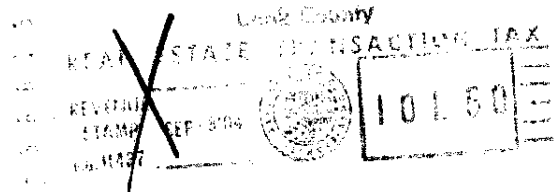
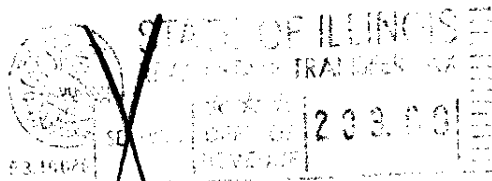


MAIL TO:

O'Keefe, Lyons + Hyatt
30 North LaSalle St.
#4100
Chicago, Illinois
60602
attention: Mike McDermott

SEND SUBSEQUENT TAX BILLS TO:

KELLY SZOAM
535 N MICHIGAN AVE.
APT 2709
CHICAGO, IL 60611



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PARCEL 'A':

UNIT NUMBER 2709 IN 535 MICHIGAN AVENUE CONDOMINIUM AS DELINEATED ON THE SURVEY OF A PORTION OF THE FOLLOWING PROPERTY (COLLECTIVELY REFERRED TO AS 'PARCEL'):

PARCEL 1:

LOT 7 IN ASSESSOR'S DIVISION OF THE SOUTH 1/2 AND THE EAST 100 FEET OF THE NORTH 1/2 OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 8 AND 9 IN ASSESSOR'S DIVISION OF THE SOUTH 1/2 AND THE EAST 100 FEET OF THE NORTH 1/2 OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOT 7 IN W. L. NEWBERRY'S SUBDIVISION OF THE NORTH 118 OF THE WEST 200 FEET OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 4:

THE TRIANGULAR SHAPED PART OF THE EAST AND WEST PUBLIC ALLEY LYING WEST OF AND ADJOINING THE EAST LINE OF LOT 7, EXTENDED SOUTH, TO ITS INTERSECTION WITH THE SOUTH LINE OF LOT 7, EXTENDED EAST, IN SAID NEWBERRY'S SUBDIVISION, BEING THAT PORTION OF SAID ALLEY VACATED BY ORDINANCE PASSED OCTOBER 11, 1961 AND RECORDED NOVEMBER 1, 1961 AS DOCUMENT 18318484, ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25290228 AND FILED AS DOCUMENT NO. LR 3137574, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM, ALL IN COOK COUNTY, ILLINOIS

PARCEL 'B':

EASEMENT FOR THE BENEFIT OF PARCEL 'A' FOR INGRESS AND EGRESS AND SUPPORT AS CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED DECEMBER 15, 1979 AND RECORDED DECEMBER 28, 1979 AS DOCUMENT 25290693 AND FILED AS DOCUMENT NO. LR 3138565