

UNOFFICIAL COPY

**WARRANTY DEED
Statutory (Illinois)
Individual to Individual**

THIS INDENTURE, Made this 20 day of August, 2004, between CURT WARNKE, a single man, and TERRI M. GRASER, a single woman, of the City of Chicag in the County of Cook and State of Illinois, parties of the first part, and
BRETT BELOKIN
2 S 020 DEERFIELD LANE
WARRENVILLE, IL



Doc#: 0426014187
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 09/16/2004 10:53 AM Pg: 1 of 5

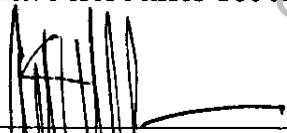
party-of the second part, WITNESSETH, That the parties of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, convey and warrant to the party of the second part, the following described Real Estate, to-wit:

See Exhibit A, attached hereto

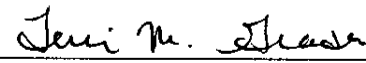
situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PERMANENT REAL ESTATE INDEX NUMBER: 17-06-227-018 -046, 054, 055, 056
ADDRESS OF REAL ESTATE: Unit 3B, 1850 West Division, Chicago IL 60622

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.



CURT WARNKE [seal]



TERRI M. GRASER [seal]

THIS INSTRUMENT WAS PREPARED BY: Donald W. Devitt, 30 W. Monroe #600, Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO: Brett Belokin 1850 W. Division #3B
(Chicago), IL 60622

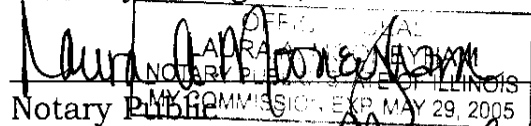
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**WARRANTY DEED
Statutory (Illinois)
Individual to Individual**

STATE OF ILLINOIS)
) SS.
COUNTY OF)


I, Laura A. Moonenham, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CURT WARNKE and TERRI M. GRASER, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 20th day of August, 2004.



Notary Public
Commission Expires: May 29, 2005


AFTER RECORDING MAIL TO:


Robert J. DiSilvestro
5231 N. Harlem
Chicago, IL 60656

CITY OF CHICAGO
CITY TAX

SEP. 10. 04
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
0000009127
REAL ESTATE TRANSFER TAX
00900.00
FP326650

STATE OF ILLINOIS
STATE TAX

SEP. 13. 04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000060111
00359.00
FP326652

CITY OF CHICAGO
CITY TAX

SEP. 10. 04
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
0000029125
00900.00
FP326650

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

SEP. 13. 04
REVENUE STAMP
000008103
REAL ESTATE TRANSFER TAX
00179.50
FP326665

CITY OF CHICAGO
CITY TAX

SEP. 10. 04
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
0000009129
00892.50
FP326650

UNOFFICIAL COPY**EXHIBIT "A"**

Unit 3B and Parking Unit ~~3B~~^{P-1} in the **SKYLINE TERRACES OF DIVISION CONDOMINIUMS** as delineated on a survey of the following described real estate:

Lots 28, 29, 30, 31, 32 and 33 in Rudolph Wehrlis West Side Subdivision of Lot 9 (except the North 80 feet of the South 380 feet thereof) in the Division of Lots 9 and 10 in the Assessor's Division of Part of the Northeast $\frac{1}{4}$ and the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

EXCEPT:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 17.78 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 28.69 FEET ABOVE CHICAGO CITY DATUM AND CONTAINED WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 28, 29, 30, 31, 32 AND 33, TAKEN AS A SINGLE TRACT, IN RUDOLPH WEHRIS WEST SIDE SUBDIVISION OF LOT 9 (EXCEPT THE NORTH 80.00 FEET OF THE SOUTH 380.00 FEET THEREOF) IN THE DIVISION OF LOTS 9 AND 10 IN THE ASSESSOR'S DIVISION OF PART OF THE NORTHEAST $\frac{1}{4}$ AND THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 33, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 33, BEING ALSO THE NORTH LINE OF WEST DIVISION STREET, A DISTANCE OF 4.28 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.38 FEET TO THE SOUTHEAST CORNER OF A FOUR STORY BRICK AND CONCRETE BUILDING, COMMONLY KNOWN AS 1848-1856 WEST DIVISION STREET IN CHICAGO;

THENCE CONTINUING NORTH ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 1.01 FEET;
THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.01 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING FOR A PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING WEST ALONG THE SAID INTERIOR FACE OF WALL OF SAID BUILDING, A DISTANCE OF 16.92 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.00 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 59.10 FEET TO A

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CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.00 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 27.01 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 18.14 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.50 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 15.85 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 8.50 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.75 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 83.89 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.37 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.14 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 38.78 FEET TO THE PLACE OF THE BEGINNING,

which survey is attached to the **Condominium Declaration** recorded as Document No. 0327531146, together with an undivided percentage interest in the Common Elements.

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ADDRESS: UNIT 3B , 1848-56 WEST DIVISION, CHICAGO, ILLINOIS 60622

PERMANENT INDEX NUMBERS (which affects the underlying land):

17-06-227-018

17-06-227-046

17-06-227-054

17-06-227-055

17-06-227-056

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, 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.

THE TENANT OF THIS UNIT HAD NO RIGHT OF FIRST REFUSAL.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.