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Warranty Deed
Statutory (ILLINOIS)
General



Doc#: 0429322106
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/19/2004 10:29 AM Pg: 1 of 3

P.N.T.N.

Above Space for Recorder's Use Only

THE GRANTOR SAMIR PEKOVIC, married to Nadira Pekovic, of the City of Chicago County of Cook State of Illinois for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, **CONVEYS** and **WARRANTS** to JACOB SKLARSKY, 5748 N. Kimbark Avenue, Chicago, Il 60637

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 704 AND F-2 IN THE PRAIRIE HOUSE AT CENTRAL STATION CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION BEING A SUBDIVISION IN SAID NORTHWEST FRACTIONAL 1/4 OF SECTION 22; THENCE SOUTHERLY 66.49 FEET ALONG THE EAST LINE OF SOUTH PRAIRIE AVENUE BEING THE ARC OF A CIRCLE CONVEX EASTERLY, HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 06 DEGREES 00 MINUTES 21 SECONDS EAST 66.37 FEET TO A POINT OF TANGENCY; THENCE CONTINUING SOUTH ALONG SAID EAST LINE 371.0 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 15TH PLACE; THENCE SOUTH 89 DEGREES 53 MINUTES 41 SECONDS EAST 232.93 FEET ALONG SAID EXTENSION; THENCE NORTH 08 DEGREES 24 MINUTES 46 SECONDS WEST 441.78 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 341 SECOND WEST 175.10 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST FRACTIONAL 1/4 OF SECTION 22; THENCE SOUTHERLY 65.38 FEET ALONG THE EAST LINE OF SOUTH PRAIRIE AVENUE BEING THE ARC OF A CIRCLE CONVEX EASTERLY, HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 06 DEGREES 06 MINUTES 23 SECONDS EAST, A DISTANCE OF 65.27 FEET TO THE POINT OF BEGINNING; THENCE

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CONTINUE SOUTHERLY 1.11 FEET ALONG SAID EAST LINE OF SOUTH PRAIRIE AVENUE BEING AN ARC OF A CIRCLE CONVEX EASTERLY HAVING A RADIUS A 316.00 FEET AND WHOSE CHORD BEARS SOUTH 00 DEGREES 04 MINUTES 42 SECONDS EAST, A DISTANCE OF 1.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG SAID EAST LINE OF SOUTH PRAIRIE AVENUE, 197.59 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 41.72 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST 198.69 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 41.72 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030163876, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 5, 2003 AS DOCUMENT NUMBER 0030163876.

and public utility easements SP.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** covenants, conditions, and restrictions of record [provided that none of the foregoing (i) prevent the use of the premises as a single family condominium, (ii) are violated, (iii) contain provisions for forfeiture or reversion of title on breach, or (iv) underlie the improvements]; ~~public and utility easements~~; unconfirmed special governmental taxes or assessments; General taxes for 2003 and subsequent years.

Permanent Index Numbers (PIN): 17-22-110-102
17-22-110-103
17-22-110-104

Address of Real Estate: 1515 S. PRAIRIE, CHICAGO, ILLINOIS 60655

Dated this 30 day of August, 2004

Samir Pekovic
SAMIR PEKOVIC

Nadira Pekovic
NADIRA PEKOVIC, signing not to convey title,
but only to waive homestead rights.

State of Illinois, County of Cook ss, I, Arthur J. Murphy, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY SAMIR PEKOVIC and

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NADIRA PEKOVIC 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 30 day of August, 2004.

Commission expires _____

NOTARY PUBLIC

This instrument was prepared by: Arthur J. Murphy, 53 West [redacted] Suite 820
Chicago, Illinois 60604



MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Jeff Richman
BRONSON & KAHN, LLC
150 N. Wacker Dr., Ste 1400
CHICAGO, IL 60606

JACOB SKLARSKY
1515 S. PRAIRIE
UNIT 704 & P-82
CHICAGO, IL 60655

