

UNOFFICIAL COPY

(2)

CST 046669

WARRANTY DEED

Individual to Individual



Doc#: 0429519129
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 10/21/2004 01:37 PM Pg: 1 of 3

Mail To:

RUSTY DANTON ESQ
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~~222 N. LaSalle Street~~
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2114 W. POPEST
CHICAGO, IL 60618

(the above-indicated space reserved for recorder's use)

THE GRANTOR: LEONARD FLAX, married to Suzanne Flax, who resides at 2540 Forest Glen Trail, Riverwoods, IL 60015 for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid and the receipt and sufficiency of which is hereby acknowledged,

DOES HEREBY WARRANT AND CONVEY TO:

THE GRANTEE: CHRISTOPHER M. ESKRA, who resides at 4315 N. Kenmore, #3-N, Chicago, IL 60613, the following described real estate situated in the City of Chicago, County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N. #14-21-306-038-1016

Commonly known as: 3470 N. Lake Shore Drive, 9-A, Chicago, IL 60657

Subject to: if any, 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 or assessments; general real estate taxes for 2004 and subsequent years, and the provisions of the Illinois Condominium Property Act; and the Condominium Declaration of the 3470 N. Lake Shore Drive Condominium Association.

(Signature)

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EXHIBIT A

UNIT NO. 9A IN 3470 N. LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: THAT PART OF THE SOUTHERLY 40 FEET OF LOT 37 LYING SOUTHWESTERLY OF THE WEST LINE OF SHERIDAN ROAD (EXCEPTING THEREFROM THE WESTERLY 54.75 FEET) IN BLOCK 13 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 BOTH INCLUSIVE AND 33 TO 37 BOTH INCLUSIVE IN PINE GROVE, A SUBDIVISION OF FRACTIONAL 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,.

PARCEL 2: THE NORTHERLY 25 FEET MEASURED AT RIGHT ANGLES WITH NORTHERLY LINE THEREOF OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 1 IN THE SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 BOTH INCLUSIVE AND 33 TO 37 INCLUSIVE IN PINE GROVE, IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT WITH THE WESTERLY LINE OF SHERIDAN ROAD; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 150 FEET; THENCE SOUTHERLY TO A POINT IN THE SOUTH LINE OF SAID LOT A DISTANCE OF 190 FEET EASTERLY FROM THE WESTERLY LINE OF SAID LOT AND BEING ON THE NORTHERLY LINE OF HAWTHORNE PLACE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 150.84 FEET TO THE WESTERLY LINE OF SHERIDAN ROAD; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SHERIDAN ROAD, 298.95 FEET TO THE PLACE OF BEGINNING ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, A NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, RECORDED AS DOCUMENT 20446824 AND FILED LR2380325 (EXCEPT THAT PART FALLING IN UNITS NO. 4A TO 27B AS SAID UNITS ARE DELINEATED ON SAID SURVEY) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 14-21-306-038-1016