



Doc#: 0430602092
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/01/2004 08:22 AM Pg: 1 of 3

Warranty Deed

ILLINOIS

550745

Above Space for Recorder's Use Only

THE GRANTOR(s) Michael S. Mowbray and Nancy S. Mowbray, husband and wife, of the City of Clayton, State of California for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Brian K. Cohen and Lyudmila A. Cohen, 445 W. Barry, 529, Chicago, IL Husband and Wife, as tenants by the entirety the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part here of.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2003 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-22-103-054-1004

Address(es) of Real Estate: 1334 S. Wabash, Unit D, Chicago, Illinois, 60605

The date of this deed of conveyance is September 24, 2004.

(SEAL) Michael S. Mowbray

(SEAL) Nancy S. Mowbray

(SEAL)

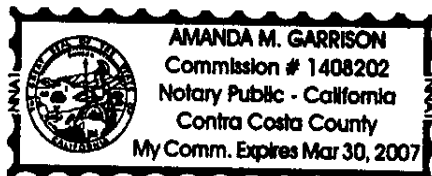
(SEAL)

State of California, County of CONTRA COSTA. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael S. Mowbray and Nancy S. Mowbray personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires 3/30/07)

Given under my hand and official seal September 24, 2004

Notary Public



BOX 15

TICOR TITLE INSURANCE

UNOFFICIAL COPY

LEGAL DESCRIPTION
For the premises commonly known as 1334 S. Wabash, Unit D, Chicago, Illinois, 60605

see attached

STATE OF ILLINOIS
STATE TAX
OCT. 27. 04
REAL ESTATE TRANSFER TAX

0000023448

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00330.00 |
| ED 102200 |

CITY OF CHICAGO
CITY TAX
OCT. 27. 04
REAL ESTATE TRANSACTION TAX

0000046306

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 02475.00 |
| ED 102200 |

COOK COUNTY
COUNTY TAX
OCT. 27. 04
REAL ESTATE TRANSACTION TAX

0000023368

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00165.00 |
| ED 102200 |

This instrument was prepared by:
Sofia Imami
Elka Geller Nelson & Associates
20 N. Clark, Suite 550
Chicago, IL, 60602

Send subsequent tax bills to:
Brian K. Cohen
1334 S. Wabash, Unit D
Chicago, Illinois, 60605

Recorder-mail recorded document to:
Wayne Peters

1204 W Chase, Ste. 1N
Chicago, IL, 60626

TITLE INSURANCE COMPANY
UNOFFICIAL COPY
COMMITMENT FOR TITLE INSURANCE

ORDER NO.: 2000 000550745 CH

SCHEDULE A (CONTINUED)

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT NUMBER 1334D IN FILMWORKS II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 52.00 FEET OF LOT 2 (EXCEPT THE NORTH 16.89 FEETH THEREOF); TOGETHER WITH THE EAST 52 FEET OF LOTS 3 AND 4, ALL IN BLOCK 10 IN ASSESSOR'S DIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 52 FEET OF LOT 36 IN HARRINGTON'S ADDITION TO BLOC 17 IN ASSESSOR'S DIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 5, 1998 AS DOCUMENT 98006589 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY DECLARATION OF EASEMENTS RECORDED JUNE 12, 1995, AS DOCUMENT 95380567.