

UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:
Lucita Zamoras
2605 S. Indiana
Unit 2005
Chicago, IL 60616



Doc#: 0501226003
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 01/12/2005 09:44 AM Pg: 1 of 2

NAME & ADDRESS OF TAXPAYER:
Lucita Zamoras
2605 S. Indiana
Unit 2005
Chicago, IL 60616

GRANTOR(S), **JAMES MESCALL**, single and not married, of Chicago in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), **LUCITA ZAMORAS** of 3002 N. Charles, Melrose Park in the County of Cook, in the State of Illinois, the following described real estate, to wit:

(See attached legal description.)

Permanent Index No:
17-27-305-118-1167

Property Address: 2605 S. Indiana, Unit # 2005, Chicago, IL 60616

SUBJECT TO: (1) General real estate taxes for the year 2003 and subsequent years. (2) Covenants, conditions and restrictions of record. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 28th day of December, 2004.
James Mescall
JAMES MESCALL

228993K
Law Title
17-27-305-118

STATE OF ILLINOIS)

COUNTY OF COOK)

Official Seal
MELODY CASTRO
Notary Public, State of Illinois
My Commission Expires 12/19/07

The foregoing instrument was acknowledged before me this 28th day of December, 2004 by

JAMES MESCALL

Melody Castro
Notary Public
My commission expires 12-19-07

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph _____ Section 4,
Real Estate Transfer Act
Date: _____

Prepared By:
Linda Lee Stinauer
1701 S. First Av. #204
Maywood, Illinois 60153

Signature: _____

LAW TITLE

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
364839 \$1,237.50
01/07/2005 12:11 Batch 11835 40



UNOFFICIAL COPY

Law Title Insurance Company Inc. - Naperville
2900 Ogden Ave., Suite 108
Lisle, Illinois 60532
(630)717-7500

Authorized Agent For: Lawyers Title Insurance Corporation

SCHEDULE C - PROPERTY DESCRIPTION

Commitment Number: 228993K*REV12/21/04

The land referred to in this Commitment is described as follows:

PARCEL 1:

UNIT 2005 IN THE STRATFORD AT SOUTH COMMONS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF BLOCKS 80 AND 83 IN CANAL TRUSTEE'S SUBDIVISION OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE 167.0 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 26TH STREET, BEING THE NORTH LINE OF LOTS 23 TO 37, BOTH INCLUSIVE, IN THOMAS STINSON'S SUBDIVISION OF BLOCK 80 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, WITH A LINE 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SOUTH INDIANA AVENUE, BEING A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 22 IN THOMAS STINSON'S SUBDIVISION, AFORESAID, TO THE SOUTHEAST CORNER OF LOT 26 IN LAFLIN AND SMITH'S SUBDIVISION OF BLOCKS 86 AND 89 OF CANAL TRUSTEE'S SUBDIVISION, AFORESAID, THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 95.0 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 237.60 FEET FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 79.50 FEET TO A POINT 404.60 FEET SOUTH OF SAID SOUTH LINE OF EAST 26TH STREET AND 224.50 FEET EAST OF SAID WEST LINE OF SOUTH INDIANA AVENUE; THENCE CONTINUING EAST ALONG SAID LINE PARALLEL WITH THE SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 25.10 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 289.27 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 20.0 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 4.67 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 78.00 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 43.0 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 94.66 FEET TO THE WEST LINE OF SOUTH PRAIRIE AVENUE BEING A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 52 IN LAFLIN AND SMITH'S SUBDIVISION, AFORESAID, TO THE NORTHEAST CORNER OF LOT 37 IN THOMAS STINSON'S SUBDIVISION, AFORESAID; THENCE NORTH ALONG SAID WEST LINE OF SOUTH PRAIRIE AVENUE A DISTANCE OF 67.66 FEET TO SAID SOUTH LINE OF EAST 26TH STREET; THENCE WEST ALONG SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 392.28 FEET TO SAID LINE 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SOUTH INDIANA AVENUE; THENCE SOUTH ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 167.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED October 1, 2001 AS DOCUMENT NUMBER 0010913731, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:


EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST

ALTA Commitment
Schedule C

(228993.PFD/228993K 3)

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JAN. - 7.05


REVENUE STAMP

0000149572

REAL ESTATE TRANSFER TAX
0008250
FP326670

STATE TAX

STATE OF ILLINOIS



JAN. - 7.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000014619

REAL ESTATE TRANSFER TAX
0016500
FP326660