# **UNOFFICIAL COPY**



Doc#: 0503841072

atherine Saragelson-Kazuk

Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 02/07/2005 10:45 AM Pg: 1 of 4

(SEAL)

### THIS INSTRUMENT PREPARED BY:

JANET K. THOMAS LAW OFFICE OF LLOYD GUSSIS 2536 NORTH LINCOLN CHICAGO, IL 60614

WARRANTY DEED

THE GRANTORS, Keith Kazuk and Katherine Samuelson-Kazuk, formerly known as Katherine L. Samuelson. his wife, of the City of Chicago, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in lightly paid, CONVEYS AND WARRANTS unto Kyle F. Barnett and Kate L. Attea, the real estate commonly known as 928 W. Roscoe, Unit 3, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises not in tenancy in common but in joint tenancy forever.

ADDRESS: 928 W. Roscoe, Unit 3, Chicago, Illinois

PTIN: 14-20<sub>x</sub>413-093-1003

DATED this \_\_\_\_\_\_, 2005

STATE OF ILLINOIS )

) SS

(SEAL)

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Keith Kazuk and Katherine Samuelson-Kazuk, formerly known as Katherine L. Samuelson, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day 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.

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GIVEN under OFFICIAL SEA und notarial seal this JANET K THOMAS

NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03-08-08 day of <u>(Mulsw</u>, 2005. Notary Public 4/04 My commission expires: 4.353 MAIL DEFT: TO: SEND TAX BILL TO: BARNET GREGO W. ROSCOE *#* 200 16 60201 CHICAGO, 606 City of Chicago Real Estate Dept. of Revenue Transfer Stamp 367571 \$4,350.00 02/03/2005\14:15 Batch 0/2d9 87 COOK COUNTY
ESTATE TRANSACTION TAX COUNTY TAX REAL ESTATE
TRANSFER TAX 0000151422 FEB.-3\05 0029000 REVENUE STAMP FP326670 STATE OF ILLINOIS STATE TAX REAL ESTATE 0000075681 TRANSFER TAX FEB.-3.05 0058000 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE FP326669

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#### PARCEL 1:

UNIT 3, IN THE 928 WEST ROSCOE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 22.0 FEET (AS MEASURED ON THE NORTH AND SOUTH LINES OF LOTS 130 AND 131 TAKEN AS A TRACT IN FEINBERG'S SHERIDAN DRIVE ADDITION A SUBDIVISION OF LOTS 3 AND THE SOUTH 49 FEET OF LOT 2 IN PARTITION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99502510, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COCK COUNTY.

#### PARCEL 2:

EASEMENTS APPURTENANT OF AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS MADE BY BANK OF RAVENSWOOD AS TRUSTEE UNDER TRUST AGREEMENT DATED January 31, 1977 KNOWN AS TRUST NUMBER 2479 DATED June 9, 1977

AND RECORDED June 13, 1977 AS DOCUMENT NUMBER 23966301 AND CREATED BY DEED FROM BANK OF RAVENSWOOD AS TRUSTEE UNDER TRUST AGREEMENT DATED January 31, 1977 KNOWN AS TRUST NUMBER 2479 TO WINFIELD H. JACKSON AND HEIDI D. JACKSON DATED June 15, 1977 AND RECORDED October 20, 1977 AS DOCUMENT NUMBER 241157624 FOR INGRESS AND EGRESS OVER, UPON, AND ACROSS THAT PART OF LOTS 1.35 AND 131 TAKEN AS A TRACT IN FEINBERG'S SHERIDAN DRIVE ADDITION A SUBDIVISION OF LOT 3 AND 7.15 SOUTH 49 FEET OF LOT 2 IN PARTITION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL INTERSECTION OF THE SOUTH LINE OF SAID TRACT AND THE WEST LINE OF THE EAST 25 FEET (AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF); THENCE NORTH ALONG THE WEST LINE OF THE EAST 25 FEET AFORESAID TO ITS INTERSECTION WITH A LINE 80.10 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF TRACT AFORESAID; THENCE WEST ALONG SAID TRACT TO ITS INTERSECTION WITH 7-HE SOUTH WESTERLY LINE OF SAID TRACT TO ITS INTERSECTION WITH 7-HE SOUTHWESTERLY LINE OF SAID TRACT TO ITS INTERSECTION WITH 7-HE SOUTHWESTERLY LINE OF SAID TRACT TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID TRACT TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID TRACT TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID TRACT TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID TRACT TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID TRACT TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 32.15 FEET / LINE OF SAID TRACT TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 32.15 FEET / LINE OF SAID TRACT TO ITS INTERSECTION WITH THE EAST LINE OF SAID TRACT; THENCE EAST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE WEST LINE OF THE BAST 22.0

FEET (AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF); THENCE SOUTH ALONG THE WEST LINE OF THE EAST 22.0 FEET AFORESAID 92.85 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE WEST ALONG SAID SOUTH LINE 3.0 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS; ALSO EASEMENTS FOR INGRESS AND EGRESS AT GRADE LEVEL FOR

THE BENEFIT OF PARCEL 1 ON THAT PART OF LOTS 130 AND 131 TAKEN AS A TRACT IN FEINBERG'S SHERIDAN DRIVE ADDITION AFORESAID DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID TRACT AND THE WEST LINE OF THE EAST 25.0 FEET (AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF); THENCE NORTH ALONG THE WEST LINE OF THE EAST 25 FEET AFORESAID TO ITS INTERSECTION WITH A

LINE 80.10 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF TRACT AFORESAID; THENCE WEST ALONG SAID PARALLEL LINE 18.50 FEET TO THE POINT OF BEGINNING OF THE EASEMENT BEING HEREIN DESCRIBED; THENCE CONTINUE WEST ON SAID PARALLEL LINE 4.5

FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST OF SAID TRACT 6.0 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN SAID DECLARATION OF EASEMENTS MADE BY BANK OF RAVENSWOOD AS TRUSTEE UNDER TRUST AGREEMENT DATED January 31, 1977 KNOWN AS TRUST NUMBER 2479 DATED June 9, 1977 AND RECORDED June 13, 1977 AS DOCUMENT NUMBER 23966301 AND BANK OF RAVENSWOOD AS

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(Continued)

TRUSTEE UNDER TRUST 2479 TO WINFIELD H. JACKSON AND HEIDI D. JACKSON DATED June 15, 1977 AND RECORDED October 20, 1977 AS DOCUMENT NUMBER 24157624 FOR INGRESS AND EGRESS UPON, UNDER, AND ACROSS AND UPON THAT PART OF LOTS 130 AND 131 TAKEN AS A TRACT, IN FEINBERG'S SHERIDAN DRIVE ADDITION, A SUBDIVISION OF LOT 3 AND THE SOUTH 49 FEET OF LOT 2 IN PARTITION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH.

RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID CORNER THEREOF, THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID TRACT 0.27 FEET TO THE POINT OF BEGINNING ON THE EASEMENT BEING HEREIN DESCRIBED, THENCE CONTINUE SOUTH ALONG SAID PARALLEL 7.32 FEET; THENCE WEST

PARALLEL WITH THE NORTH LINE OF SAID TRACT 5.50 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID TRACT 7.32 FEET; THENCE EAST TO THE POINT OF BEGINNING, IN COOK COUNTY. ILLINOIS.

#### PARCEL 4:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

PIN #: 14-20-413-093-1003

928 WEST ROSCOE STREET, UNIT #3 Commonly known as: Of County Clary's Office

CHICGO, Illinois 60657