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First American Title Insurance Company



Doc#: 0506304104
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/04/2005 11:32 AM Pg: 1 of 4

WARRANTY DEED
ILLINOIS STATUTORY
Individual

FIRST AMERICAN
File # 1011007
213

THE GRANTOR(S) Kimberly Smith, a never married woman, of the City of Chicago, County of Cook, State of IL 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 Joseph A. Scartz, of Apt ~~2-2~~ 3246 North Wilton Avenue, Chicago, IL 60657 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions, and restrictions of record provided that such covenants, conditions, and restrictions of record do not interfere with Purchaser's use of the property as a residential condominium unit, public and utility easements, Special governmental taxes or assessment for improvements not yet completed, unconfirmed special governmental taxes or assessments, General real estate taxes for the year 2004 and subsequent years, the mortgage or trust deed referred to in Paragraph 3 of the Provisions of the contract between grantor and grantee.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-16-107-037-1181
Address(es) of Real Estate: Unit 2406 125 South Jefferson, Chicago, IL 60661

Dated this 25th day of February, 20 05.

[Signature]
Kimberly Smith

[Handwritten initials]

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STATE OF ILLINOIS, COUNTY OF

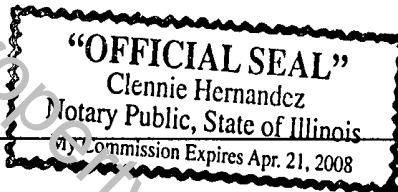
Cook

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kimberly Smith, a never married woman, personally known to me to be the same person(s) whose name(s) 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 25 day of Feb, 202005.

Clennie Hernandez
(Notary Public)



Prepared by:
Douglas Colber
146 N. Taylor Avenue
Oak Park, IL 60302

Mail To:

Joseph A. Scartz
Unit 2406, 125 S. Jefferson
Chicago, IL 60661

Name and Address of Taxpayer:

Joseph A. Scartz
Unit 2406, 125 S. Jefferson
Chicago, IL 60661

CITY OF CHICAGO
CITY TAX
MAR. -2.05
0000013265
REAL ESTATE TRANSFER TAX
01500.00
FP 102812

COOK COUNTY
REVENUE STAMP
MAR. -2.05
0000006511
REAL ESTATE TRANSFER TAX
00100.00
FP 103028

STATE OF ILLINOIS
STATE TAX
MAR. -2.05
0000006304
REAL ESTATE TRANSFER TAX
00200.00
FP 103027

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Exhibit A

**ALTA Commitment
Schedule C****File No.:** C-1046102**Legal Description:****PARCEL 1:**

UNIT 2406 AND TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBERED 84 IN PARK ALEXANDRIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

(A) ALL OF LOTS 1, 2 AND 3 EXCEPT THE SOUTH 8 FEET OF SAID LOT 3, IN W.B. EGAN'S SUBDIVISION OF LOTS 7 AND 8 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

(B) ALL OF LOTS 8, 9 AND 10 IN WARD'S SUBDIVISION OF LOT 1 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

(C) ALL THOSE PARTS OF LOT 7 IN SAID WARD'S SUBDIVISION OF LOT 1 IN BLOCK 47, AND OF LOT 2 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO, AND OF LOT 1 IN CHARLES WESENCRAFT'S SUBDIVISION OF LOTS 3, 4, 5 AND 6 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO, ALL LYING SOUTH OF A LINE 124.86 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST MONROE STREET, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

(D) THAT PART OF LOT 9 IN CHARLES WESENCRAFT'S SUBDIVISION OF LOTS 3, 4, 5 AND 6 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO, LYING NORTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 8 FEET OF LOT 3 IN W.B. EGAN'S SUBDIVISION OF LOTS 7 AND 8 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALL THE ABOVE TAKEN AS A TRACT EXCEPTING THEREFROM THAT PART:

LYING ABOVE A HORIZONTAL PLANE AT THE VERTICAL ELEVATION (CHICAGO CITY DATUM) OF 14.00 FEET AND BELOW THE HORIZONTAL PLANE AND WITHIN THE PERIMETER FORMED BY CONNECTING THE VERTICES FORMED BY CONNECTING THE VERTICAL ELEVATION POINTS ATTACHED TO THE FOLLOWING CALLS OF THE PROPERTY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT HAVING A VERTICAL ELEVATION OF 33.03 FEET: THENCE SOUTH 00°26'50" EAST ALONG THE WEST LINE OF SAID TRACT, 59.84 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF AN INTERIOR WALL, HAVING A VERTICAL ELEVATION OF 33.03 FEET (THE FOLLOWING EIGHTEEN (18) CALLS BEING ALONG THE CENTERLINE OF SAID INTERIOR WALLS); THENCE SOUTH 89°43'42" EAST, 8.99 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 00°16'18" WEST, 0.55 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89°43'42" EAST, 10.96 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 00°16'18" WEST, 0.22 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89°43'42" EAST, 12.74 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 00°16'18" EAST, 0.46 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89°43'42" EAST, 11.61 FEET TO A POINT HAVING A VERTICAL

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ELEVATION OF 33.03 FEET; THENCE NORTH 00°16'18" EAST, 13.38 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89°43'42" EAST, 29.34 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 00°16'18" WEST, 17.96 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89°43'42" EAST, 19.97 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 00°16'18" EAST, 3.68 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89°43'42" EAST, 6.92 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 00°16'18" WEST, 3.68 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89°43'22" EAST, 4.79 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 00°16'18" EAST, 9.30 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 89°43'42" WEST, 0.54 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 00°16'18" EAST, 55.92 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 90°00'00" WEST ALONG THE NORTH LINE OF SAID TRACT, 105.52 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. CONTAINING 6086.150 ± SQUARE FEET.

AND EXCEPTING THAT PART:

LYING ABOVE A HORIZONTAL PLANE AT THE VERTICAL ELEVATION (CHICAGO CITY DATUM) OF 14.00 FEET AND BELOW THE HORIZONTAL PLANE AND WITHIN THE PERIMETER FORMED BY CONNECTING THE VERTICES FORMED BY CONNECTING THE VERTICAL ELEVATION POINTS ATTACHED TO THE FOLLOWING CALLS OF THE PROPERTY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00°26'50" EAST ALONG THE WEST LINE OF SAID TRACT, 83.67 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF AN INTERIOR WALL, BEING THE POINT OF BEGINNING AND HAVING A VERTICAL ELEVATION OF 33.03 FEET; (THE FOLLOWING SEVEN (7) CALLS BEING ALONG THE CENTERLINE OF SAID INTERIOR WALLS); THENCE SOUTH 89°43'42" EAST, 32.64 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET THENCE SOUTH 29°50'45" EAST, 15.45 FEET A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89°43'42" EAST, 11.85 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 00°16'18" WEST, 5.83 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 89°43'42" WEST, 5.39 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 00°16'18" WEST, 7.24 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 89°43'42" WEST, 46.52 FEET TO A POINT ON THE WEST LINE OF SAID TRACT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 00°26'50" WEST ALONG THE WEST LINE OF SAID TRACT, 26.43 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. CONTAINING 1127.382 ± SQUARE FEET.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 25, 2003 AS DOCUMENT NUMBER 0326832189, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES AS CONTAINED IN THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS FOR THE CONDOMINIUM PARCEL RECORDED SEPTEMBER 25, 2003 AS DOCUMENT NUMBER 0326832188.