

UNOFFICIAL COPY



Doc#: 0510342008
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 04/13/2005 07:22 AM Pg: 1 of 4

WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor

ALEX VELBLUM, a married man

of the Village of Glenview
in the County of Cook
and State of Illinois

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS to:

ERIK A. ISAACSON AND ANGELA ^{B.} ISAACSON, whose address is 1934 W. Grace, #1, Chicago, Illinois 60613, TO HAVE AND TO HOLD said premises not as tenants in common, not as JOINT TENANTS but as Tenants by the Entirety, the following described real estate situated in the County of COOK, in the State of ILLINOIS, to wit:

AS LEGALLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number: 17-06-128-029 and 17-06-128-030

Common Address: 2130 W. Division St., Unit 3E, Chicago, Illinois 60622

situated in Cook County, Illinois, hereby releasing and waiving unto Grantee all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS NOT HOMESTEAD PROPERTY

Dated on this 31 day of March, 2005.

58/0m be ee LOSIS
ERSON 575072074

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
APR. 11.05
REVENUE STAMP
CITY OF CHICAGO
CITY TAX
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
APR. 11.05

0000085075
REAL ESTATE TRANSFER TAX
00180.75
FP 102802
000002140
REAL ESTATE TRANSFER TAX
02714.25
FP 102805

Alex Velblum
ALEX VELBLUM

STATE OF ILLINOIS
STATE TAX
APR. 11.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000084865
REAL ESTATE TRANSFER TAX
00361.50
FP 102808

100X 334

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alex Velblum is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 31st day of March, 2005.



Karen A. Grad

Notary Public

Future Taxes to:
Mr. & Mrs. Erik Isaacson
2130 W. Division, #2E
Chicago, Illinois 60622

Return this document to:
Anthony Jacobs, Esq.
Hinshaw & Culbertson
222 N. LaSalle St., Suite 300
Chicago, IL 60601

This Instrument was Prepared by: Karen A. Grad
Whose Address is: 1946 Lehigh - Unit E - Glenview, Illinois, 60026

Grantor also hereby Grants to the Grantee, its successors an assigns, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Any Tenant of the Unit(s) being conveyed has either failed to exercise the right of first refusal to purchase the Unit(s), waived any such right, or has no such right.

SUBJECT TO: (a) general real estate taxes not yet due and payable at the time of closing; (b) the Act and the Code including all amendments thereto; (c) the Declaration and the Condominium Documents including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) public, private and utility easements recorded at any time prior to Closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Purchaser or anyone claiming through Purchaser; (i) utility easements, whether recorded or unrecorded; (j) liens and other matters of title over which the Title Insurer is willing to insure over without cost to Purchaser.

UNOFFICIAL COPY

STREET ADDRESS: 2130 W. DIVISION STREET UNIT 3E

CITY: CHICAGO COUNTY: COOK

TAX NUMBER: 17-06-128-029-0000 and 17-06-128-030-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 3-E IN THE 2130 W. DIVISION CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 17 AND 18 PICKETTS SUBDIVISION OF THAT PART OF LOT 13 OF ASSESSOR'S DIVISION IN THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

(EXCEPTING THEREFROM THE FOLLOWING FOUR PARCELS:

PARCEL A:

THAT PROPERTY AND SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 18.27 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER PLANE LOCATED 30.09 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THE FOLLOWING DESCRIBED PLAT OF LAND: COMMENCING 12.77 FEET SOUTH AND 3.43 FEET WEST OF THE SOUTHEAST CORNER OF LOT 18 TO THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 70.50 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 20.20 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 59.79 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 4.47 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 15.41 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES A DISTANCE OF 8.52 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES A DISTANCE OF 4.70 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES A DISTANCE OF 16.15 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PROPERTY AND SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 18.27 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER PLANE LOCATED 30.09 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THE FOLLOWING DESCRIBED PLAT OF LAND: COMMENCING 13.03 FEET NORTH AND 3.52 FEET EAST OF THE SOUTHWEST CORNER OF LOT 17 TO THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 47.18 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES A DISTANCE OF 14.95 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES A DISTANCE OF 5.33 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 40.98 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 4.45 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 11.53 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 15.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL C:

THAT PROPERTY AND SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 18.27 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER PLANE LOCATED 30.09 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THE FOLLOWING DESCRIBED PLAT OF LAND: COMMENCING 13.02 FEET SOUTH AND 3.43 FEET WEST OF THE SOUTHEAST CORNER OF LOT 18 TO A POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 70 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 20 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 58.55 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES A DISTANCE OF 4.50 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 11.45 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES A DISTANCE OF 15.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL D:

THAT PROPERTY AND SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 18.27 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER PLANE LOCATED 30.09 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED

UNOFFICIAL COPY

VERTICALLY OF THE FOLLOWING DESCRIBED PLAT OF LAND: COMMENCING 13.03 FEET SOUTH AND 3.77 FEET EAST OF THE SOUTHWEST CORNER OF LOT 17 TO THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 70 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES A DISTANCE OF 20 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 58.55 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 4.50 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 11.45 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 15.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS),

WHICH SURVEY IS ATTACHED AS EXHIBIT "G" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421119137; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-3, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THAT SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0421119137.