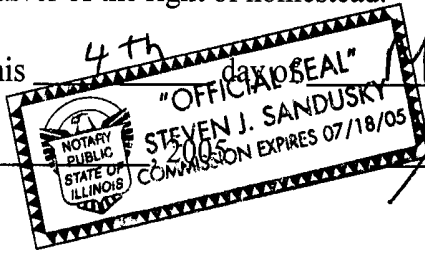


UNOFFICIAL COPY

State of Illinois, County of Cook st. J. the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ivo Ljevar and Anna Ljevar personally known to me to be the same persons whose names 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 4th day of May 2005

Commission expires _____



Steven J. Sandusky
NOTARY PUBLIC

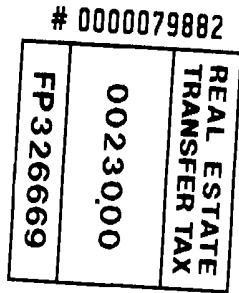
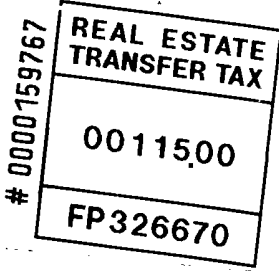
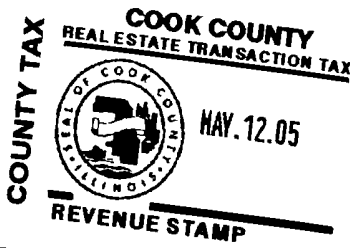
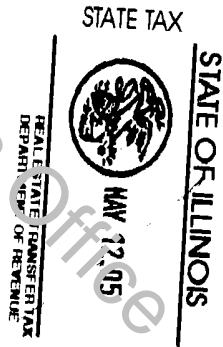
This instrument was prepared by Steven J. Sandusky, 20 N. Clark St., Suite 1725, Chicago, IL 60602

(Name and Address)

MAIL TO: Yevgeniy Chikeyer
(Name)
271 Dover Lane, Unit 0
(Address)
Des Plaines, IL 60018
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Yevgeniy Chikeyer
(Name)
271 Dover Lane, Unit 0
(Address)
Des Plaines, IL 60018
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____



UNOFFICIAL COPY

STEWART TITLE

ALTA COMMITMENT
Schedule A - Legal Description
File Number: TM175294
Assoc. File No: 9457-426475

GUARANTY COMPANY
HEREIN CALLED THE COMPANY

COMMITMENT - LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 1 IN ZEMON'S CAPITOL HILL SUBDIVISION, UNIT NUMBER 9, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 1 BEING 173.00 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1, SOUTH 1 DEGREE, 39 MINUTES, 26 SECONDS EAST, A DISTANCE OF 28.00 FEET; THENCE SOUTH 88 DEGREES, 20 MINUTES, 34 SECONDS EAST A DISTANCE OF 101 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTHWARD ALONG THE SAID WEST LINE, NORTH 1 DEGREE, 39 MINUTES, 26 SECONDS WEST A DISTANCE OF 28.00 FEET; THENCE NORTH 88 DEGREES, 20 MINUTES, 34 SECONDS EAST, A DISTANCE OF 101 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT '1' THERETO ATTACHED DATED AUGUST 14, 1962 AND RECORDED SEPTEMBER 5, 1962 AS DOCUMENT NUMBER 18581837, MADE BY D.S.P. BUILDING CORPORATION, AN ILLINOIS CORPORATION, AND ALSO CONTAINED IN DOCUMENT NUMBERS 18571392 AND 18553110 AND IN DOCUMENT 18658178; AND AS CREATED BY THE DEED FROM D.S.P. BUILDING CORPORATION, A CORPORATION OF ILLINOIS, TO BETH ANN MARKS, DATED MAY 15, 1967, AND RECORDED JUNE 12, 1967, AS DOCUMENT 20163678, FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

STEWART TITLE GUARANTY
COMPANY

AFFIDAVIT — METES AND BOUNDS

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF) SS.

AFFIDAVIT — METES AND BOUNDS

Ivo Ljevar, being duly sworn on oath,
states that he/she resides at 1335 N Astor Chicago, IL 60610

That the attached deed is not in violation of Section 205/1 of Chapter 765 of the Illinois Compiled Statutes for one of the following reasons:

- 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
- 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 7. The conveyance is made to correct descriptions in prior conveyances.
- 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
- 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.
- 10. The conveyance is of land described in the same manner as title was taken by grantor(s).

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of _____ County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me

X Ivan Ivo

this 4th day of May, 192005

Steven J Sandusky
Notary Public

