

UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY**



05193110360

Doc#: 0519311036

Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds

Date: 07/12/2005 08:49 AM Pg: 1 of 3

THE GRANTOR(S), Anastasia Tsataros, Married, of the City of Valparaiso, County of Porter, State of Indiana for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Sean Frantl (GRANTEE'S ADDRESS) 6015 Lakeside Place, Tinley Park, Illinois 60477 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN

THIS IS NOT HOMESTEAD PROPERTY

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, installments not due at the date hereof of any special tax or assessment for improvements heretofore below

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): 17-27-305-140-1036

Address(es) of Real Estate: 2605 South Indiana, #509, Chicago, Indiana 60616

Dated this 29<sup>th</sup> day of June, 2005

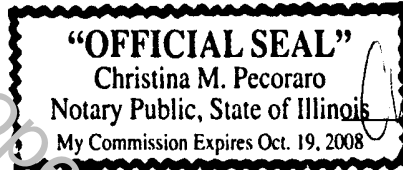
Anastasia Tsataros by [Signature] her attorney-in-fact  
Anastasia Tsataros

**Near North National Title  
222 N. LaSalle  
Chicago, IL 60601**

**UNOFFICIAL COPY**STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anastasia Tsataros, Married, 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.

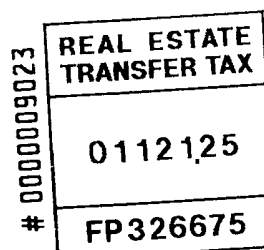
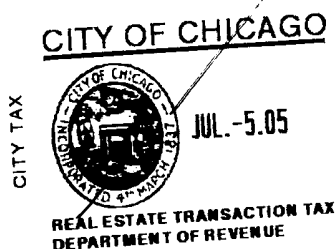
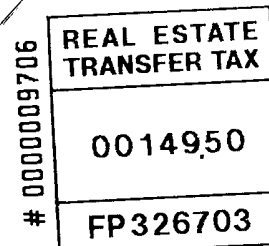
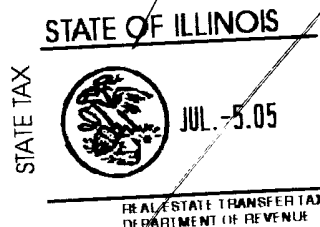
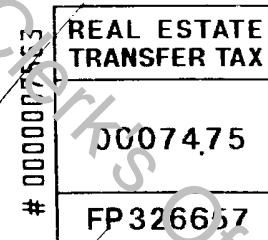
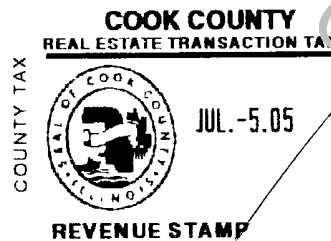
Given under my hand and official seal, this 29<sup>th</sup> day of June, 2005



**Prepared By:** Genevieve Halloran  
30 Gale Avenue  
River Forest, Illinois 60305

**Mail To:**  
Sean Brantl  
6015 Lakeside Place  
Tinley Park, Illinois 60477

**Name & Address of Taxpayer:**  
Sean Brantl  
2605 South Indiana, #509  
Chicago, Indiana 60616



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## Exhibit A

### Parcel 1:

Unit 509 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; 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 Agreement dated January 7, 1971 and known as Trust No. 30630 with American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated January 7, 1971 and known as Trust No. 30629 dated March 1, 1972 and recorded October 18, 1972 as document number 22089651 and filed on October 18, 1972 in the Registrar's Office of Cook County, Illinois as document no. 2655205 for ingress and egress to and from the parking facility upon the land and other property as described in Exhibit "D" attached thereto and for ingress and egress to and from the parking spaces located in the aforesaid parking facility, all in Cook County, Illinois. And Amendment dated October 1, 2001 and recorded October 15, 2001 as document number 0010957367.

### Parcel 3:

The exclusive right to the use of Parking Space P3-65, a limited common element, as delineated on the survey attached to the Declaration aforesaid, recorded as document number 0010913731, as amended from time to time.