

# UNOFFICIAL COPY



**WARRANTY DEED**  
**Fee Simple**

**Doc#:** 0520142054  
Eugene "Gene" Moore Fee: \$50.00  
Cook County Recorder of Deeds  
Date: 07/20/2005 08:15 AM Pg: 1 of 3

CPI PETER ABON SA 3107002 CND 1023

**NAME & ADDRESS OF TAXPAYER:**

Allison H. Cole  
2605 S. Indiana, Unit 1408  
Chicago, Illinois 60616

GRANTOR(S), <sup>A SINGLE MAN</sup> DAN M. TSATAROS of 2605 S. INDIANA, SUITE 1408, CHICAGO, ILLINOIS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), ALLISON X. COLE, of Unit 233 E. Erie, Chicago, Illinois the following described real estate situated in Cook County, Illinois, commonly known as SUITE 1408, 2605 S. INDIANA, CHICAGO, ILLINOIS 60616 to wit:

As legally described in Exhibit "A" attached hereto and made part hereof.

This conveyance is **subject to:**

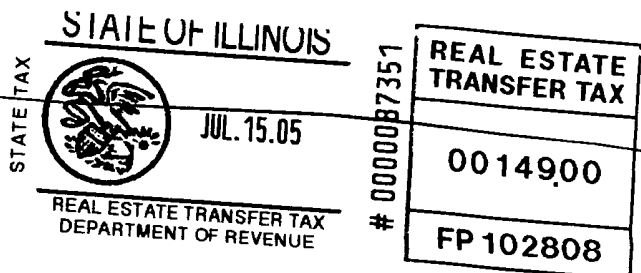
- (1) Terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; roads and highways; limitations and conditions imposed by the Condominium Property Act and installments due after the date of closing of assessments established pursuant to the Declaration of Condominium.
- (2) General real estate taxes for the year 2004 and subsequent years.
- (3) Covenants, conditions and restrictions of record, 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 in **Fee Simple** forever.

Permanent Real Estate Index Number(s): 17-27-305-140-1116  
Property Address: SUITE 1408, 2605 S. INDIANA, CHICAGO, ILLINOIS 60616  
DATED this 29th day of June, 2005.

DAN M. TSATAROS

STATE OF ILLINOIS )  
  )  
COUNTY OF COOK        )



Box 334

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT DAN M. TSATAROS, 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 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 29th day of June, 2005.

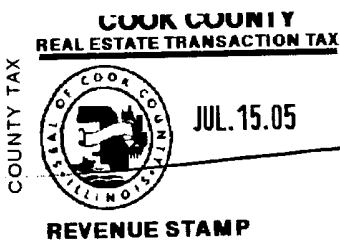
Commission expires 09-04-05

*Joann B. Aliasi*  
NOTARY PUBLIC



This instrument was prepared by Constantine G. Kaloudis, 2519 W. Harrison, Chicago, Illinois, 60612

\*\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS 5/35020).



REAL ESTATE TRANSFER TAX
0007450
FP 102802

# 0000087560



REAL ESTATE TRANSFER TAX
0111750
FP 102805

# 000004110

mail to:  
Karen Patterson  
P.O. Box 657  
Glenview, IL 60025

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**STREET ADDRESS:** 2605 S. INDIANA AVE UNIT 1408  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 17-27-305-140-1116

**LEGAL DESCRIPTION:**

PARCEL 1: UNIT NUMBER 1408 IN THE STRATFORD AT SOUTH COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF BLOCKS 80 AND 83 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT RECORDED AS DOCUMENT 22089651 AND FILED ON OCTOBER 18, 1972 IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT LR 2655205.

PARCEL 3: THE EXCLUSIVE RIGHT FOR THE USE OF PARKING SPACE P3-11, 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.

Property of Cook County Clerk's Office