



FIRST AMERICAN

File # 1248312

Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY**

1/2

**UNOFFICIAL COPY**



Doc#: 0533943354 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/05/2005 11:05 AM Pg: 1 of 4

PROPERTY OF COOK COUNTY CLERK'S OFFICE

THE GRANTOR(S), DMS PROPERTIES, INC., of the Village of Skokie, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Shannon Czuzewski, an unmarried woman, (GRANTEE'S ADDRESS) 5036 N Sheridan Unit 206, Chicago, Illinois 60660 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 attached*

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, special taxes or assessment for improvements not yet completed, any confirmed special tax or assessment, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, general taxes for the year 2004 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2005

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): 17-27-310-093-1401  
Address(es) of Real Estate: 3041 S Michigan Unit 514, Chicago, Illinois 60616

Dated this 26 day of October, 2005

DMS PROPERTIES, INC.

By: Marlene Davis  
Marlene Davis  
President

Attest: [Signature]  
Ray Davis  
Secretary

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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 Markwe Davis, Jay, Davis 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 26 day of October, 2005

Peter J. Romb (Notary Public)




Prepared By: Joel Davis  
17 N. State Suite 1400  
Chicago, Illinois 60602

Mail To:  
Shannon Czyzewski  
~~5036 N Sheridan Unit 206~~  
Chicago, Illinois ~~60660~~

3041 S. MICHIGAN, UNIT 514  
CHICAGO, IL 60616

Name & Address of Taxpayer:  
Shannon Czyzewski  
3041 S Michigan Unit 514  
Chicago, Illinois 60616

CITY TAX



REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE


NOV. 21.05

CITY OF CHICAGO

# 0000019689

REAL ESTATE TRANSFER TAX
0059250
FP 102812

STATE OF ILLINOIS



STATE TAX

NOV. 21.05


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000018904

REAL ESTATE TRANSFER TAX
0007900
FP 103027

COOK COUNTY

REAL ESTATE TRANSACTION TAX



COUNTY TAX

NOV. 21.05

REVENUE STAMP

# 0000019107

REAL ESTATE TRANSFER TAX
0003950
FP 103028

# UNOFFICIAL COPY

LEGAL DESCRIPTION - EXHIBIT A

Legal Description: UNIT NUMBER 514-3041 IN SOUTH COMMONS PHASE I CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF BLOCKS 92 AND 95 AND OF VACATED EAST 29TH STREET NORTH OF SAID BLOCK 92 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 50.0 FEET WEST OF THE NORTHWEST CORNER OF LOT 3 IN HARLOW N. HIGINBOTHAM'S SUBDIVISION OF PARTS OF LOTS 21, 22 AND 23 IN THE ASSESSOR'S DIVISION OF THE NORTH 173.7 FEET OF THE EAST 1/2 OF BLOCK 92 AFORESAID, SAID POINT BEING 8.0 FEET NORTH OF A "LINE X" DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN E. SMITH'S SUBDIVISION OF 3/4 OF THE WEST 1/2 OF BLOCK 92 AFORESAID, TO THE NORTHWEST CORNER OF LOT 1 IN JOHN LONEGAN'S SUBDIVISION OF LAND IN THE NORTHWEST CORNER OF BLOCK 92 AFORESAID; THENCE WEST ALONG A LINE 8.0 FEET NORTH OF AND PARALLEL WITH SAID "LINE X", A DISTANCE OF 113.16 FEET; THENCE SOUTH PERPENDICULARLY TO SAID "LINE X", A DISTANCE OF 17.33 FEET; THENCE WEST ALONG A LINE 9.33 FEET SOUTH OF AND PARALLEL WITH SAID "LINE X", 184.69 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF LOT 1, 60.0 FEET EAST OF THE NORTHWEST CORNER THEREOF, IN JOHN LONEGAN'S SUBDIVISION AFORESAID, TO A POINT ON THE SOUTH LINE OF LOT 8, 60.0 FEET EAST OF THE SOUTHWEST CORNER THEREOF, IN THE COUNTY CLERK'S DIVISION OF LOT 3 OF BLOCK 95 AFORESAID; THENCE SOUTH ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 524.58 FEET; THENCE EAST PARALLEL WITH SAID "LINE X", 298.18 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF VACATED SOUTH INDIANA AVENUE (SAID EAST LINE BEING DRAWN FROM THE SOUTHWEST CORNER OF LOT 6 IN THE SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 1/3 OF THE EAST 1/2 OF BLOCK 95 AFORESAID TO THE NORTHWEST CORNER OF LOT 3 IN HARLOW N. HIGINBOTHAM'S SUBDIVISION AFORESAID); THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

THAT PART OF BLOCK 98 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON A LINE 60.0 FEET EAST OF AND PARALLEL WITH A LINE CONNECTING THE NORTHWEST CORNER OF LOT 1 IN JOHN LONEGAN'S SUBDIVISION OF LAND IN THE NORTHWEST CORNER OF BLOCK 92 IN CANAL TRUSTEES' SUBDIVISION AFORESAID, TO THE SOUTHWEST CORNER OF LOT 8 IN THE COUNTY CLERK'S DIVISION OF LOT 3 IN THE ASSESSOR'S DIVISION OF BLOCK 95 AFORESAID, SAID POINT BEING 533.91 FEET SOUTH OF THE NORTH LINE OF LOT 1 IN LONEGAN'S SUBDIVISION AFORESAID; THENCE SOUTH 90°-00'-00" EAST ALONG A LINE THAT IS PARALLEL WITH A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN E. SMITH'S SUBDIVISION OF 3/4 OF THE WEST 1/2 OF BLOCK 92 AFORESAID, TO THE NORTHWEST CORNER OF LOT 1 IN JOHN LONEGAN'S SUBDIVISION AFORESAID (SAID PARALLEL LINE HEREINAFTER AS LINE "A"), A DISTANCE OF 298.18 FEET TO A POINT ON A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF VACATED SOUTH INDIANA AVENUE; THENCE SOUTH 00°-07'-24" EAST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 308.40 FEET TO THE SOUTH LINE OF BLOCK 95 IN CANAL TRUSTEES' SUBDIVISION AFORESAID (SAID SOUTH LINE ALSO BEING THE NORTH LINE OF BLOCK 98 AFORESAID); THENCE NORTH 89°-57'-39" EAST ALONG THE NORTH LINE OF SAID BLOCK 98, A DISTANCE OF 0.009 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF 9 TO 16 BOTH INCLUSIVE IN THOMAS' RESUBDIVISION OF SAID BLOCK 98; THENCE SOUTH 00°-05'-44" EAST ALONG THE SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 119.10 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 09°-05'-44" EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 267.86 FEET TO THE EASTERLY EXTENSION OF A LINE 34.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 41 AND 60 TO 63 IN THOMAS AND BOONE'S SUBDIVISION OF BLOCK 98 AFORESAID; THENCE SOUTH 89°-56'-37" WEST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 298.29 FEET TO THE POINT OF INTERSECTION WITH A LINE 60.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 63 TO 78 BOTH INCLUSIVE, IN THOMAS AND BOONE'S SUBDIVISION AFORESAID; THENCE NORTH 00°-03'-19" WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 254.65 FEET TO A POINT THAT IS 132.40 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 98; THENCE NORTH 90°-00'-00" EAST PARALLEL WITH LINE "A" AFORESAID, A DISTANCE OF 77.58 FEET; THENCE NORTH 00°-00'-00" EAST, A DISTANCE OF 13.50 FEET; THENCE NORTH 90°-00'-00" EAST PARALLEL WITH SAID LINE "A", A DISTANCE OF 220.51 FEET TO THE PLACE OF BEGINNING, ALL COOK COUNTY, ILLINOIS.

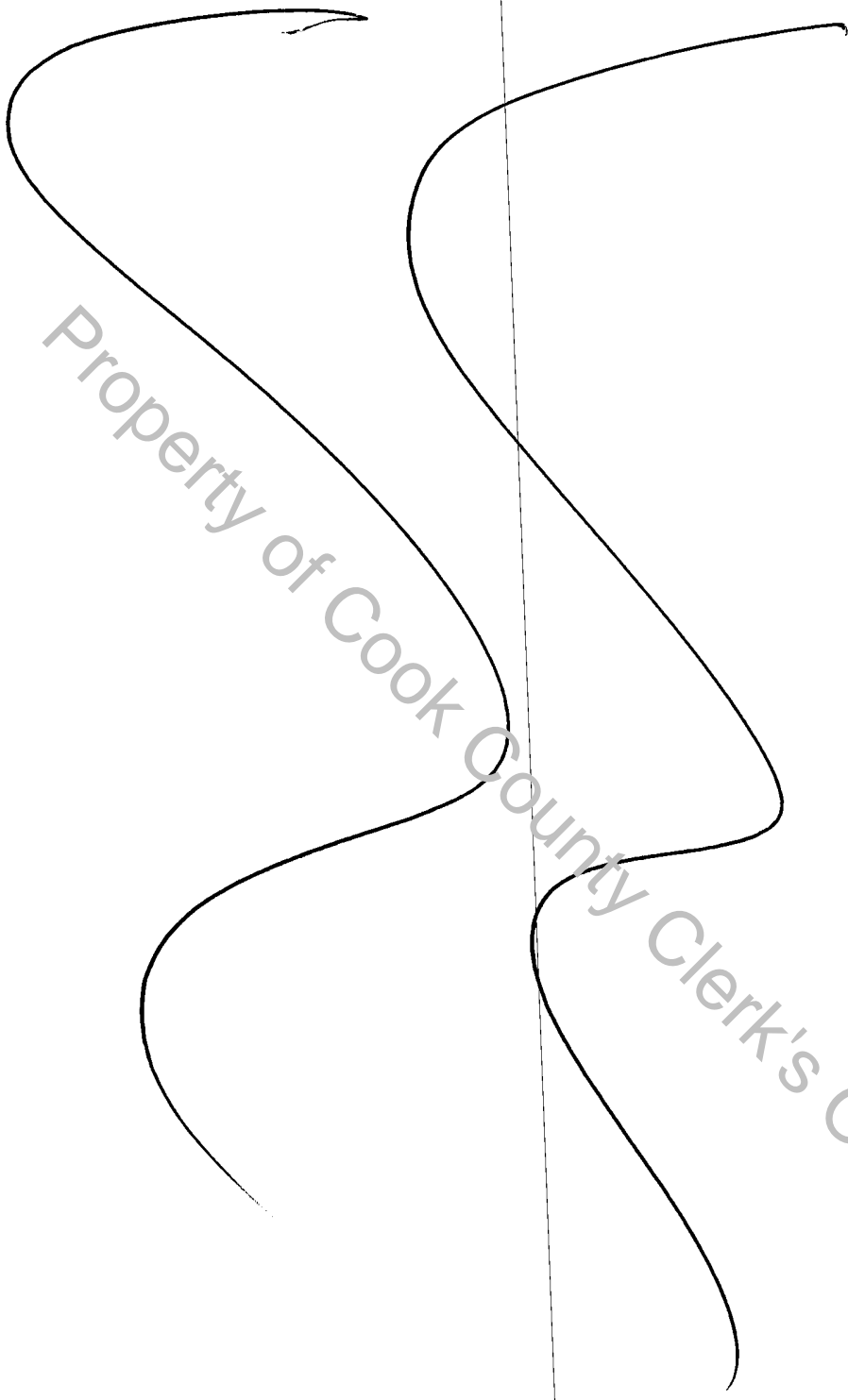
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 14, 1999 AS DOCUMENT NUMBER 99043982, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index #'s: 17-27-310-093-1401 Vol. 0513

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Property Address: 3041 South Michigan Avenue, Unit 514, Chicago, Illinois 60616

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