

UNOFFICIAL COPY

Sam



06-01569

Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY

~~TERMINES BY THE ENTIRETY~~



0617440011D

Doc#: 0617440011 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/23/2006 09:35 AM Pg: 1 of 3

PREMIER TITLE

Property of Cook County Clerk's Office

THE GRANTORS, Nicholas M. Diedrich and Krista C. Diedrich, husband and wife, of the City of Chicago, 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 and Warrant to Andrzej Chebes and Anna Grabowska- Chebes, husband and wife, as joint tenants <sup>not as</sup> or tenants in common ~~to be held in common~~, (GRANTEE'S ADDRESS) 144 Michaywe Drive Gaylord, Michigan 49735 all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

**SUBJECT TO:** GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.

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 as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

17-22-105-028-0000

Permanent Real Estate Index Number: 17-22-105-001-0000, 002, 003, 004, 005, 007,  
Address of Real Estate: 1305 S. Michigan Avenue, Unit 803, Chicago, Illinois 60605

300

Dated this 15 day of May

Nicholas M. Diedrich  
Nicholas M. Diedrich  
Krista C. Diedrich  
Krista C. Diedrich

City of Chicago  
Dept. of Revenue  
444468  
06/02/2006 11:19 Batch 07207 76



Real Estate  
Transfer Stamp  
\$2,906.25

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STATE OF ILLINOIS, COUNTY OF DUPAGE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nicholas M. Diedrich and Krista C. Diedrich, husband and wife, 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 15<sup>th</sup> day of May 2006

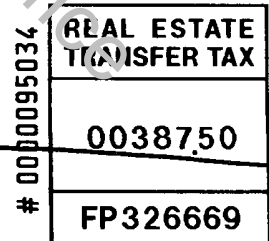
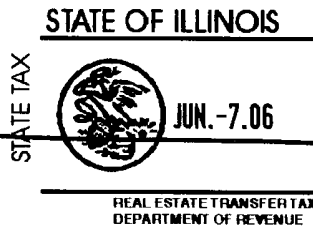
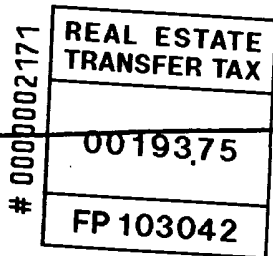
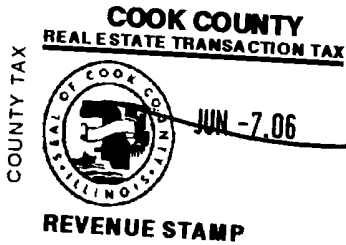


(Notary Public)

**Prepared By:** James R. Flynn, Esq.  
907 North Elm Street, Suite 301  
Hinsdale, Illinois 60521

**Mail To:**  
Lloyd E. Gussis, Esq.  
2536 N. Lincoln Avenue, Suite # 238  
Chicago, Illinois 60614

**Name & Address of Taxpayer:**  
Andrzej Chebes and Anna Grabowska- Chebes  
1305 S. Michigan Avenue, Unit 803  
Chicago, Illinois 60605



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## EXHIBIT 'A'

### Legal Description

#### PARCEL 1:

UNITS 803 AND GU-75, IN THE LOFTS AT MUSEUM PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT PART OF LOTS 3, 4, 5, 6, 7, 8, 9 AND 10 (EXCEPT THAT PART THEREOF LYING ABOVE A HORIZONTAL PLACE OF +14.10 CITY OF CHICAGO DATUM, AND LYING BELOW A HORIZONTAL PLACE OF 23.60 CITY OF CHICAGO DATUM) IN BLOCK 3 IN THE SUBDIVISION BY THE EXECUTORS OF THE LAST WILL OF ELIZA GARRETT OF A TRACT OF LAND IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF LOTS 1 AND 2 LYING ABOVE A HORIZONTAL PLACE OF +68.98 CITY OF CHICAGO DATUM, IN THE WEST 130 OF BLOCK 3 IN THE SUBDIVISION BY THE EXECUTORS OF THE LAST WILL OF ELIZA GARRETT OF A TRACT OF LAND IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY SOUTH MICHIGAN AVENUE LOFTS, LLC, AN ILLINOIS LIMITED LIABILITY, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 0603732105, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S 55, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0603732105, AS AMENDED FROM TIME TO TIME.

#### PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY THE GRANT OF EASEMENT RECORDED AUGUST 18, 2003 AS DOCUMENT 0322745060.