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SA 2477270
Special Warranty Deed
Statutory (Illinois)
Individual to Individual



Doc#: 0634633217 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/12/2006 11:39 AM Pg: 1 of 3

The GRANTOR, Yaroslav Kot, married to
Zinoviia Kchisko

of the City of Palatine, County of Cook, State of Illinois, for and in consideration of Ten & 00/100 Dollars, and other
good and valuable consideration in hand paid, CONVEYS and WARRANTS to

Louis Orenstein of 7354 Sarimento Place, Delray Beach, Florida 33446
*and Judith M. Orenstein, as joint tenants
all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 3 in the 818 North California Condominiums as delineated on a Survey of the following
described real estate: Lot 47 in Osgood and Muir's Subdivision of the East half of the Southeast quarter of
the Southeast quarter of the Southwest quarter of Section 1, Township 39 North, Range 13, East of the
Third Principal Meridian, excepting therefrom parcel (retail property - space C) more particularly
described as follows: The following parcel of land lying above a horizontal plane at elevation +18.62 feet
(Chicago City datum) and lying below a horizontal plane at elevation +32.81 feet (Chicago City datum)
described as follows: Beginning at the Northeast corner of said Lot 47; thence South, a distance of 19.10;
thence West, a distance of 6.46 feet; thence South, a distance of 0.75 feet; thence West, a distance of 14.87
feet; thence North, a distance of 3.17 feet; thence West, a distance of 5.82 feet; thence South, a distance of
0.25 feet; thence West, a distance of 13.68 feet; thence South, a distance of 7.87 feet; thence West, a
distance of 8.24 feet; thence North, a distance of 8.11 feet; thence West, a distance of 13.94 feet; thence
South, a distance of 3.36 feet; thence West, a distance of 7.70 feet; thence South, a distance of 4.75 feet;
thence West, a distance of 11.75 feet; thence North, a distance of 24.85 feet; thence East, a distance of
11.75 feet; thence South, a distance of 6.78 feet; thence East, a distance of 4.56 feet; thence North, a
distance of 6.77 feet; thence East, a distance of 7.34 feet; thence South, a distance of 6.00 feet; a distance
East, a distance of 11.95 feet; thence North, a distance of 6.00 feet; thence East, a distance of 46.84 feet to
the point of the beginning, in Cook County, Illinois.

See attached

Parcel 2: The exclusive right to the use of P-2, a limited common element, as delineated on the Survey
attached to the Declaration aforesaid.

300

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 forever.

THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.

SUBJECT TO: Real estate taxes for 2006 and thereafter.

Permanent Real Estate Index Number(s): 16-01-326-048-0000 (affects underlying land)

Address(es) of Real Estate: 818 N. California Ave., Unit 3, Chicago, Illinois 60622

STATE OF ILLINOIS



DEC.-7.06

0000033721

REAL ESTATE
TRANSFER TAX

0034450

FP 103032

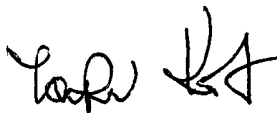
BOX 333-CT

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Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Dated this 10th day of November, 2006.



Yaroslav Kot

(SEAL)

State of Illinois)
) ss.
 County of Cook)

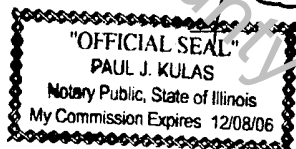
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Yaroslav Kot, married to Zimoviia Kchisko

personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

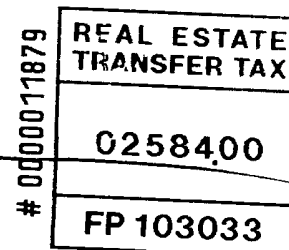
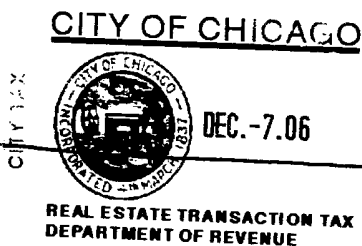
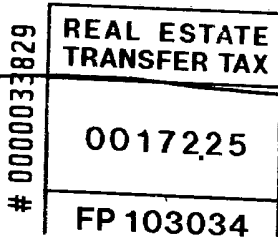
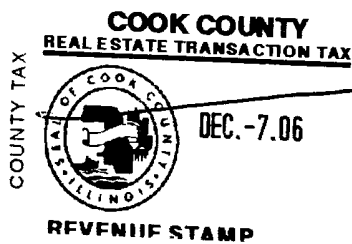
Given under my hand and seal, this 10th day of November, 2006.

Commission expires: 12-8-06



Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622



Mail to:
 Morjon J. Rubin
 Emily I. Jansen, Esq.
 3100 Dundee Road, Suite 402
 Northbrook, Illinois 60062

Send subsequent tax bills to:

Louis Orenstein
 818 N. California Ave., Unit 3
 Chicago, Illinois 60622

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY****ORDER NUMBER:** 1401 SA3477275 NA**STREET ADDRESS:** 818 N. CALIFORNIA AVE

#3

CITY: CHICAGO**COUNTY:** COOK**TAX NUMBER:** 16-01-326-048-0000**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT NUMBER 3 IN 818 NORTH CALIFORNIA CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 47 IN OSGOOD & MUIR'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0630322056, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

(EXCEPTING THEREFROM THE COMMERCIAL SPACE (RETAIL PROPERTY) MORE PARTICULARLY DESCRIBED AND DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION)

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0630322056.