

ILLINOIS STATUTORY FORM  
WARRANTY DEED



Prepared By:

Karen E. Tietz, Attorney at Law  
2445 Dean Street, Unit 1D  
St. Charles, IL 60175

Doc#: 0635602273 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/22/2006 01:11 PM Pg: 1 of 3

Return To:

Attorney Marie Clear  
418-2 Cromwell Circle  
Bartlett, IL 60103

Grantees Address &

Send Tax Bill To:

Jimmy Viet Ninh  
700 N. Larrabee Street, Unit 1503  
Chicago, IL 60610

GRANTORS, PERICLES KALANTZIS AND THEODORA KALANTZIS, as joint tenants, for and in consideration of TEN and no/100 (\$10.00) Dollars, in hand paid, WARRANTS that the following property is Homestead property and is subject to the Homestead Exemption Laws, and CONVEYS and WARRANTS to:

*husband + wife*

GRANTEE, JIMMY V. NINH, , the following described Real Estate situated in:

SEE LEGAL DESCRIPTION ATTACHED

Address: 700 N. Larrabee Street, Unit 1503, + GV 195  
Chicago, IL 60610

*DK to PCA  
TK to KPCA*

Permanent Index Number: 17-09-113-014-000

SUBJECT ONLY 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 any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED:

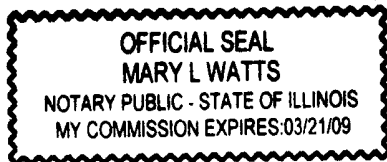
*Pericles Kalantzis*  
Pericles Kalantzis

*Theodora Kalantzis*  
Theodora Kalantzis

The Undersigned, a Notary Public in and for this County and State, does hereby certify that the above signed persons, Pericles Kalantzis and Theodora Kalantzis, personally known to me to be the same persons whose names are subscribed to this instrument, appeared before me this day in person and acknowledged that they executed this instrument as their free and voluntary act as and for the purposes set forth in the instrument, including a waiver of the right of Homestead.

DATED: December 11, 2006

*Mary L. Watts*  
Notary Public



BOX 15

*3PG  
C-7*

**UNOFFICIAL COPY**  
**TICOR TITLE INSURANCE COMPANY**  
**COMMITMENT FOR TITLE INSURANCE**

ORDER NO.: 2000 004000980 sc

SCHEDULE A (CONTINUED)

**5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:**

## PARCEL 1:

UNIT 1503 AND GU-195 IN THE RIVER PLACE ON THE PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 11 TO 17, BOTH INCLUSIVE, AND A PART OF LOTS 10 AND 18 IN BLOCK 81 LYING EAST AND ADJOINING THE EAST DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER AS NOW LOCATED IN RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE NORTH BRANCH OF THE CHICAGO RIVER TOGETHER WITH LOTS 11 TO 17 BOTH INCLUSIVE AND A PART OF LOTS 10 AND 18 IN BLOCK 82 (EXCEPT THE EAST 30 FEET OF SAID LOTS USED AS ROBERTS STREET), IN RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE NORTH BRANCH OF THE CHICAGO RIVER TOGETHER WITH

THE STRIP OF LAND 66.00 FEET IN WIDTH LYING BETWEEN THE AFORESAID LOTS 11 TO 17 BOTH INCLUSIVE, AND A PART OF LOTS 10 TO 18 IN SAID BLOCK 81 AND SAID LOTS 11 TO 17, BOTH INCLUSIVE, AND A PART OF LOTS 10 TO 18 IN SAID BLOCK 82 WHICH STRIP, FORMERLY KNOWN AS ROBERTS STREET, CONSTITUTES ALL OF THE LAND LYING BETWEEN SAID LOTS IN BLOCK 81 AND SAID LOTS IN BLOCK 82, ALL IN SAID RUSSELL, MATHER AND ROBERTS SECOND ADDITION TO CHICAGO DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF NORTH LARRABEE STREET AND THE NORTH LINE OF WEST ERIE STREET; THENCE NORTH ALONG SAID WEST LINE OF NORTH LARRABEE STREET, A DISTANCE OF 206.14 FEET TO A POINT 89.18 FEET SOUTH OF INTERSECTION OF THE WESTERLY EXTENSION OF THE NORTH LINE OF WEST HURON STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH ALONG SAID WEST LINE OF NORTH LARRABEE STREET, A DISTANCE OF 335.68 FEET TO THE EASTERLY EXTENSION OF THE SOUTH FACE OF AN 8 STORY BUILDING; THENCE WEST ALONG SAID SOUTH FACE OF AN 8 STORY BRICK BUILDING AT AN ANGLE OF 89 DEGREES 58 MINUTES 55 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, A DISTANCE OF 218.31 FEET TO THE EASTERLY DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE SOUTH ALONG SAID EASTERLY DOCK LINE AT AN ANGLE OF 90 DEGREES 49 MINUTES 57 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, A DISTANCE OF 199.33 FEET; THENCE CONTINUING SOUTH ALONG SAID EASTERLY DOCK LINE AT AN ANGLE OF 178 DEGREES 42 MINUTES 26 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, A DISTANCE OF 38.27 FEET; THENCE CONTINUING SOUTH ALONG SAID EASTERLY DOCK LINE AT AN ANGLE OF 178 DEGREES 13 MINUTES 08 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, A DISTANCE OF 80.25 FEET; THENCE CONTINUING SOUTH ALONG SAID EASTERLY DOCK LINE AT AN ANGLE OF 178 DEGREES 24 MINUTES 51 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, A DISTANCE OF 15.55 FEET; THENCE EAST AT AN ANGLE OF 94 DEGREES 27 MINUTES 47 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, A DISTANCE OF 216.63 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

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SCHEDULE A (CONTINUED)


EXCEPTING THEREFROM THE NORTH 185 FEET THEREOF WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0621931005, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:


THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-133, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0621931005, AS AMENDED FROM TIME TO TIME.

CITY TAX  
  
DEC.21.06  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000002774  
REAL ESTATE TRANSFER TAX  
0228750  
FP 102803

COUNTY TAX  
  
DEC.21.06  
REVENUE STAMP

# 0000037283  
REAL ESTATE TRANSFER TAX  
0015250  
FP 326707

STATE TAX  
  
DEC.21.06  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000037418  
REAL ESTATE TRANSFER TAX  
0030500  
FP 102809