

# UNOFFICIAL COPY



07002050240

WARRANTY DEED  
ILLINOIS  
STATUTORY

Doc#: 0700205024 Fee: ~~\$25.00~~ \$18.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/02/2007 09:31 AM Pg: 1 of 3

AT-62905

THE GRANTOR, **Karen J. Gietzen**, now known as **Karen J. Koshkarian**, of Chicago, Illinois, married to **Craig V. Koshkarian**, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Melissa G. Abts**, of Chicago, IL all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

1/2

**UNIT 309 AND UNIT P-38 IN RAVENSWOOD STATION LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**PARCEL 1: LOTS 1, 2 AND 3 IN RESUBDIVISION OF LOTS 17 TO 21 INCLUSIVE IN BLOCK 2 IN KEDZIE'S ADDITION TO RAVENSWOOD, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: LOT 22 AND THAT PART OF LOT 23 IN BLOCK 2 IN KEDZIE'S ADDITION TO RAVENSWOOD, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT 23 WITH A LINE 58.22 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 24 IN SAID BLOCK 2; THENCE EAST ALONG SAID PARALLEL LINE 74.71 FEET; THENCE NORTH 1.01 FEET ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 23; THENCE EAST 9.61 FEET ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 24; THENCE SOUTH 21.50 FEET ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 23; THENCE EAST 81.24 FEET ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 24 TO THE EAST LINE OF SAID LOT 23, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 93652177 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

Commercial Land Title Insurance Co.  
134 N. LaSalle, Suite 2000  
Chicago, IL 60602

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**SUBJECT TO:**


covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2006 and subsequent years.

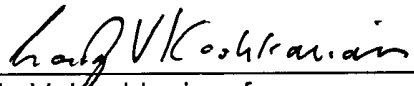
hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the State of Illinois. To have and to hold said premises forever.

Permanent Index Number(s): 14-18-203-032-1032 (Affects Unit 309)  
14-18-203-032-1121 (Affects Parking Space P-38)

Address(es) of Real Estate: 4745 North Ravenswood Ave., Unit 309, Chicago, IL 60640

Dated: December 15, 2006

  
\_\_\_\_\_  
Karen J. Gietzen, now known as  
Karen J. Koshkarian, individually

  
\_\_\_\_\_  
Craig V. Koshkarian, for purposes of  
waiving any HOMESTEAD RIGHTS

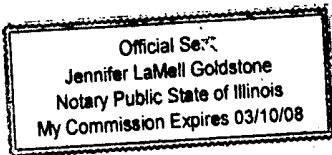
City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
184776 \$1,713.75

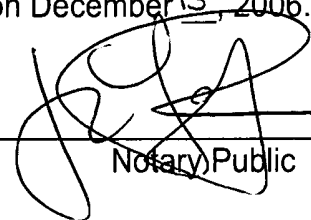


STATE OF ILLINOIS, COUNTY OF COOK ss. 12/28/2006 09:57 Batch 03178 56

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Karen J. Gietzen, now know as Karen J. Koshkarian, and Craig V. Koshkarian personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal on December 15, 2006.



  
\_\_\_\_\_  
Notary Public

**Prepared By:**

Jennifer LaMell Goldstone  
Zamparo & Labow, P.C.  
25 Tri-State International, #150  
Lincolnshire, IL 60069

**After Recording Mail to:**

Robert D. Lattas  
Attorney at Law  
118 North Aberdeen  
Chicago, IL 60607

**Send Tax Bills To:**

Melissa Abts  
4745 N. Ravenswood, #309  
Chicago, IL 60640

# UNOFFICIAL COPY

Property of Cook County

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



DEC. 28. 06

REVENUE STAMP

# 0000016499

REAL ESTATE  
TRANSFER TAX

0011425

FP 103042

STATE OF ILLINOIS



DEC. 28. 06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000018789

REAL ESTATE  
TRANSFER TAX

0022850

FP 103041

City of Chicago Office