

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY



Doc#: 0703702246 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/06/2007 02:42 PM Pg: 1 of 2

### Ticor Title Insurance

THE GRANTOR(S), John J. Staniszewski, 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(s) and Warrant(s) to Derrick Clady, a single male, all interest to within the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Attached Legal Description Rider

Permanent Real Estate Index Number(s): 17-27-310-093-1371

Commonly Known As: 3041 South Michigan Avenue, Unit 312, Chicago, Illinois 60616

**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.

Dated this 18<sup>th</sup> day of December, 2006.

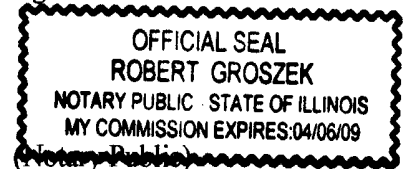
John J. Staniszewski

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John J. Staniszewski, 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 through their attorney-in-fact, 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 18<sup>th</sup> day of December, 2006.

\_\_\_\_\_  
(Notary Public)



**Prepared By:**  
Robert P. Groszek  
3601 N. Pulaski Rd.,  
Chicago, Illinois 60641

**Mail To:**  
Derrick Clady  
3041 S. Michigan Ave.  
#312  
Chicago, Ill. 60616

**Send Tax Bills To:**  
Same  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BOX 15

TICOR TITLE  
597685

# UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER

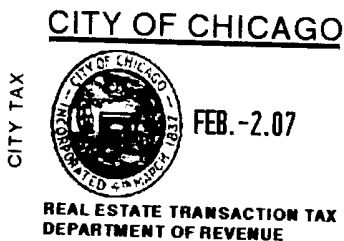
For the premises commonly known as 3041 South Michigan Avenue, Unit 312, Chicago, Illinois 60616

Permanent Index Number(s): 17-27-310-093-1371

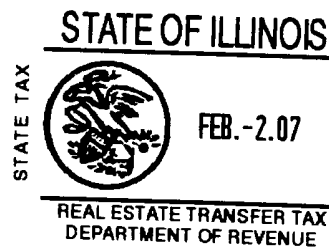
UNIT 312-3041 IN SOUTH COMMONS PHASE I CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

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 K. HIGINBOTHAMS' 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 FROM 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 LN OF LOT 8, 60.00 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 SAID 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. HIGHINBOTHAM'S SUBDIVISION AFORESAID; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE TO THE PLACE OF BEGINNING, COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 14, 1999 AS DOCUMENT NUMBER 99043982; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

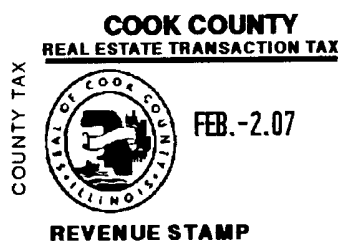


# 000003738	<b>REAL ESTATE TRANSFER TAX</b>
	0057000
	FP 102803



# 0000037827	<b>REAL ESTATE TRANSFER TAX</b>
	0007600
	FP 102809

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# 0000037694	<b>REAL ESTATE TRANSFER TAX</b>
	0003800
	FP326707