

UNOFFICIAL COPY



Doc#: 0705231098 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/21/2007 03:43 PM Pg: 1 of 3

**WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)**

Above Space for Recorder's use only

THE GRANTOR, Muhanad Mustafa, a single individual, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS, and other good and valuable consideration to him in hand paid,

CONVEYS AND WARRANTS to Mustafa Mustafa
1235 South Prairie Avenue, Unit 2303
Chicago, IL 60605

(Name and Address of Grantee)

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

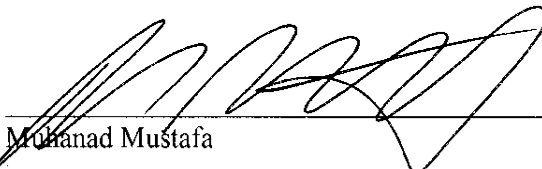
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-22-110-117-0000 UNDERLYING PIN

Address of Real Estate: 1235 South Prairie Avenue, Unit 2303, Chicago, IL 60605

Dated this 31st day of January, 2007

3h

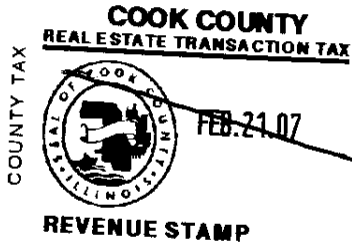


Muhanad Mustafa (SEAL)

\$38.00

3 pages

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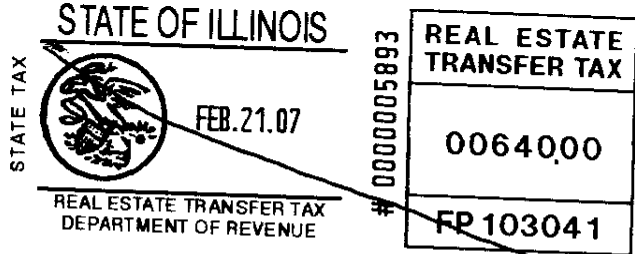
| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00320.00 |
| FP 103042 |

0000019357

FEB. 21. 07

WARR
Statute

TO



000005893

FEB. 21. 07

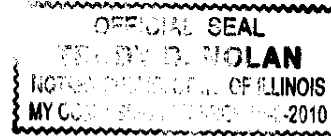
| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00640.00 |
| FP 103041 |

City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
 493526 \$4,800.00
 02/21/2007 14:24 Batch 02564 49

Property of Cook County Clerk's Office

STATE OF ILLINOIS
COUNTY OF COOK

IMPRESS
SEAL
HERE



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Muhanad Mustafa, 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 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 official seal this 31st day of January, 2007.

Commission expires 10/21/10

Judy S. Nolan
NOTARY PUBLIC

This instrument prepared by: Joseph M. Talarico, 15000 South Cicero Avenue, Oak Forest, IL 60452

MAIL TO:

Mustafa Mustafa
1235 South Prairie Avenue, Unit 2303
Chicago, IL 60605

SEND SUBSEQUENT TAX BILLS TO:

Mustafa Mustafa
1235 South Prairie Avenue, Unit 2303
Chicago, IL 60605

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07BAR07381

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL 1: Unit 2303 and GU-391 in the Tower Residences Condominiums, as delineated on a survey of the following described property: Lot 1 in Kiley's Subdivision, being a subdivision of part of the land, property and space in Fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian (except that part of Lot 1 in Kiley's Subdivision, being a subdivision of part of the land, property and space in Fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, lying below a horizontal plane having an elevation of 25.18 City Chicago Datum and lying above a horizontal plane having an elevation of 14.88 City Chicago Datum and lying within its horizontal boundary projected vertically and described as follows: Commencing at the Southwest corner of said Lot 1; thence North 00 degrees 00 minutes 00 seconds East, along the West line thereof, 19.36 feet; thence South 90 degrees East, 26.32 feet to the point of beginning; thence North 00 degrees 4 minutes 10 seconds West, 36.31 feet; thence Northerly 13.18 feet along the arc of a circle, having a radius of 136.61 feet, convex Westerly, and whose chord bears North 13 degrees 48 minutes 32 seconds West a distance of 13.17 feet; thence North 70 degrees 29 minutes 29 seconds East, 0.41 feet; thence North 88 degrees 19 minutes 45 seconds East, 5.41 feet; thence South 00 degrees 28 minutes 25 seconds West, 1.13 feet; thence South 89 degrees 54 minutes East, 1.72 feet; thence South 0 degrees 11 minutes 42 seconds East, 2.94 feet; thence South 88 degrees 30 minutes 47 seconds East, 2.79 feet; thence South 0 degrees 5 minutes 25 seconds West, 9.70 feet; thence North 89 degrees 34 minutes 58 seconds East, 1.41 feet; thence North 0 degrees 18 minutes 21 seconds East, 0.41 feet; thence South 89 degrees 41 minutes 39 seconds East, 8.87 feet; thence South 0 degrees 4 minutes 18 seconds West, 0.83 feet; thence South 89 degrees 41 minutes 50 seconds East, 3.88 feet; thence North 0 degrees 18 minutes 10 seconds East, 1.99 feet; thence North 89 degrees 48 minutes 37 seconds East, 14.33 feet; thence North 0 degrees 18 minutes 17 seconds East, 1.69 feet; thence North 89 degrees 52 minutes 8 seconds East, 14.43 feet; thence South 0 degrees 11 minutes 8 seconds East, 5.26 feet; thence South 89 degrees 49 minutes 40 seconds East, 14.33 feet; thence South 0 degrees 7 seconds 47 minutes West, 25.19 feet; thence South 89 degrees 52 minutes 13 seconds East, 5.67 feet; thence South 0 degrees 57 minutes 7 seconds West, 8.32 feet; thence Westerly 70.75 feet along the arc of a circle, having a radius of 128.18 feet, convex Southerly, and whose chord bears South 89 degrees 59 minutes 1 second West a distance of 69.86 feet to the point of beginning), in Cook County, Illinois, which survey is attached to the Declaration of Condominium recorded as Document 0613532041, as amended from time to time, together with an undivided percentage interest in the common elements.

PARCEL 2: The exclusive right to use of Storage Space S-163, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document 0613532041, as amended from time to time.

PARCEL 3: Non-exclusive easement for the benefit of Parcel 1 and other property for pedestrian and limited vehicular ingress and egress as created by grant of access easement and agreement for use and maintenance of easement parcel recorded July 27, 2000 as Document Number 00570791, made by Chicago Title Trust Number 1080000 and Museum Park East, LLC and amended by Document recorded April 24, 2002 as Number 0020470285.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 1235 South Prairie Avenue, Unit 2303, Chicago, IL 60605
PIN: 17-22-110-117-0000 (Underlying)