Special Warranty Deed Joint Tenancy

Statutory (Illinois)

The GRANTOR, Yaroslav Kot, married to Zinoviia Kchisko

Doc#: 0711042093 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds Date: 04/20/2007 10:51 AM Pg: 1 of 2

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

Jacob W. Bower and Jone M. Dayon of 1162 W. Grand Ave. #4F, Chicago, Illinois 60622

not in Tenancy in Common, but in JOINT TENANCY 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 820 North California Condominium as delineated on a Survey of the following described real estate: Lot 46 in Block 6 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, in Cook Courty, Illinois; excepting therefrom commercial space (retail property) more particularly described as follow: The following parcel of land lying above a horizontal plane at elevation +18.65 feet (Chicago City datur) and lying below a horizontal plane at elevation +33.05 feet (Chicago City datum) described as follows: Beginning at the point 0.11 feet South and 0.23 feet East of the Northeast corner of said Lot 46; the ce South, addistance 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 3.87 feet, thence South, a distance of 0.25 feet; thence West, a distance of 1368 feet; thence South a distance of 1.87 feet; thence West, a distance of 8.13 feet; thence North, a distance of 5,11 feet; thence West, a distance of 14.05 feet; thence South, a distance of 3.36 feet; thence West, a distance of 8.11 feet; thence North, a distance of 13.29 feet; thence East, a distance of 4.98 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; thence 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 beginning, in Cook County, Illinois, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorde" as document number 0627131105, together with its undivided percentage interest in the common elements. in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-1, a limited common element, as delineated on the Survey attached to the Declaration aforesaid.

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 not in tenancy in common, but in Joint Tenancy forever.

THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.

SUBJECT TO:

24347727C

Real estate taxes for 2006 and thereafter.

Permanent Real Estate Index Number(s):

16-01-326-047-0000 (affects underlying land)

Address(es) of Real Estate:

820 N. California Ave., Unit 3, Chicago, Illinois 60622

ROD 334

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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 16th day of April, 2007.

Yaroslav Kot (SEAL)

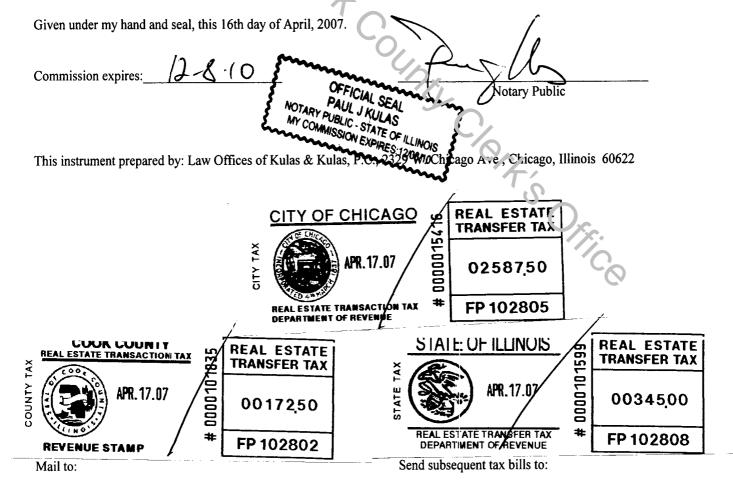
State of Illinois

County of Cook

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

Yaroslav Kot, marriec to Zinoviia 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, scaled 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.



Cherie E. Thompson, Esq. 19 S. LaSalle St., Suite 302 Chicago, Illinois 60603

Jacob W. Bower and June M. Dayon 820 N. California, Unit 3 Chicago, Illinois 60622