



0711042093

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

Special Warranty Deed
Joint Tenancy
Statutory (Illinois)

The GRANTOR, Yaroslav Kot, married to
Zinoviia Kchisko

LND

OF

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 Jane M. Dayon of 1162 W. Grand Ave. #4F, Chicago, Illinois 60622

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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:

EG

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 Oggood & 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 County, 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 datum) 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; thence South, a distance 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 5.82 feet; thence South, a distance of 0.25 feet; thence West, a distance of 13.68 feet; thence South, a distance of 7.87 feet; thence West, a distance of 8.13 feet; thence North, a distance of 6.11 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 recorded as document number 0627131105, together with its undivided percentage interest in the common elements in Cook County, Illinois.

SAS477276

QZ

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: 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

Box 334

