

UNOFFICIAL COPY



Doc#: 0716342030 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/12/2007 08:15 AM Pg: 1 of 3

WARRANTY DEED

SA 3668594 Wunden CTC 1012 no abs

Prepared By:  
Emily J. Chadwick, Esq.  
217 North Jefferson Street, 1<sup>st</sup> Floor  
Chicago, Illinois 60661

Return to after recording:  
William Kallister  
212 W. Washington, Unit 802  
Chicago, Illinois 60606

**CHRISTINE J. KOZA**, an unmarried woman, 212 W. Washington, Unit 802, Chicago, IL 60606 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to **WILLIAM KALLISTER** ("Grantee") 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 Real Estate Index Number: 17-09-444-024-1016 and 17-09-444-024-1271

Address of Real Estate: 212 W. Washington, Unit 802 & P6-24, Chicago, IL 60606

SUBJECT TO: general real estate taxes not yet 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.

Dated: May 17, 2007

Christine J. Koza

Box 334

3/8

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STATE OF ILLINOIS )  
  SS)  
COUNTY OF COOK )

### ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Christine J. Koza, 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 she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 17<sup>th</sup> day of May 2007.



*Gregory A. Chazin*  
Notary Public

Commission expires: \_\_\_\_\_

STATE TAX

STATE OF ILLINOIS

JUN - 1.07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000102535

REAL ESTATE TRANSFER TAX
00320.00
FP 102808

CITY TAX

CITY OF CHICAGO

JUN - 1.07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000016003

REAL ESTATE TRANSFER TAX
02400.00
FP 102805

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JUN. - 1.07

REVENUE STAMP

# 0000102764

REAL ESTATE TRANSFER TAX
00160.00
FP 102802

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STREET ADDRESS: 212 W. WASHINGTON UNIT 802

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-09-444-024-1016 &amp; 17-09-444-024 1271

**LEGAL DESCRIPTION:**

## PARCEL 1:

UNIT 802 AND P6-24 IN CITY CENTER CLUB CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

## PARCEL A:

SUB LOTS 1 TO 8 IN THE CANAL TRUSTEES SUBDIVISION OF LOT 5 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

## ALSO

THE VACATED 10 FOOT ALLEY LYING SOUTH OF AND ADJONING LOT 4 AFORESAID AND LYING NORTH OF AND ADJONING LOTS 5 TO 8 IN THE SUBDIVISION OF LOT 5 AFORESAID, VACATED BY ORDINANCE RECORDED JULY 10, 1907 AS DOCUMENT NUMBER 4064413

## PARCEL B:

LOT 6 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

## PARCEL C:

SUB LOTS 1 AND 2 IN CANAL TRUSTEES SUBDIVISION OF LOT 7 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

## PARCEL D:

SUB LOT 3 IN CANAL TRUSTEES SUBDIVISION OF LOT 7 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

## DESCRIBED AS FOLLOWS:

THAT PROPERTY AND SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 42.68 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 245.29 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THE FOLLOWING DESCRIBED PART OF SAID TRACT BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT, 79.14 FEET EAST OF THE SOUTHWEST CORNER; THENCE NORTH 62.52 FEET; THENCE EAST 83.36 FEET; THENCE NORTH 118.31 FEET TO THE NORTH LINE OF SAID TRACT; THENCE EAST ALONG SAID NORTH LINE 59.60 FEET TO THE NORTHEAST CORNER OF TRACT; THENCE SOUTH ALONG EAST LINE OF TRACT, 180.83 FEET TO THE SOUTHEAST CORNER OF TRACT; THENCE WEST ALONG SOUTH LINE OF TRACT 142.96 FEET TO THE POINT OF BEGINNING

WHICH PLAT OF SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 09109980 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS MADE BY CITY CENTER LOFTS L.L.C. AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1998 AND KNOWN AS TRUST NUMBER 121802 RECORDED AS DOCUMENT 99530391