

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

531111



07164262760

Doc#: 0716426276 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/13/2007 03:49 PM Pg: 1 of 4

THE GRANTOR(S), Barry M. Bastian, UNMARRIED, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN (10) \$100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Andrew Wallin, Fee Simple, (GRANTEE'S ADDRESS) 2605 South Indiana Avenue, Chicago, Illinois 60616 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, existing leases and tenancies, general taxes for the year 2006 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2006, The Declaration of Condominium and the Condominium Property Act of Illinois.

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(s): 17-27-305-140-1040

Address(es) of Real Estate: 2605 South Indiana Avenue, Unit 604, Chicago, Illinois 60616

Dated this 25 day of May, 2007

Barry M. Bastian

REAL ESTATE TRANSFER TAX	01192.50	FP 102807
--------------------------	----------	-----------

REAL ESTATE TRANSFER TAX	00159.00	FP 102804
--------------------------	----------	-----------

0000022714
08000070701

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAY.29.07

REVENUE STAMP

0000040139

REAL ESTATE TRANSFER TAX	00079.50
FP 102810	

CITY OF CHICAGO

MAY.30.07

CITY TAX

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

STATE OF ILLINOIS

MAY.29.07

STATE TAX

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

480 C.A

UNOFFICIAL COPY

STEWART TITLE

ALTA COMMITMENT
 Schedule A - Legal Description
 File Number: TM243726
 Assoc. File No: BASTAIN

GUARANTY COMPANY
 HEREIN CALLED THE COMPANY

COMMITMENT - LEGAL DESCRIPTION

PARCEL 1:

UNIT 0604 IN THE STRATFORD AT SOUTH COMMONS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF BLOCKS 80 AND 83 IN CANAL TRUSTEE'S SUBDIVISION OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE 167.0 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 26TH STREET, BEING THE NORTH LINE OF LOTS 23 TO 37, BOTH INCLUSIVE, IN THOMAS STINSON'S SUBDIVISION OF BLOCK 80 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, WITH A LINE 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SOUTH INDIANA AVENUE, BEING A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 22 IN THOMAS STINSON'S SUBDIVISION, AFORESAID, TO THE SOUTHEAST CORNER OF LOT 26 IN LAFLIN AND SMITH'S SUBDIVISION OF BLOCKS 86 AND 89 OF CANAL TRUSTEE'S SUBDIVISION, AFORESAID; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 95.0 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 237.60 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 79.50 FEET TO A POINT 404.60 FEET SOUTH OF SAID SOUTH LINE OF EAST 26TH STREET AND 224.50 FEET EAST OF SAID WEST LINE OF SOUTH INDIANA AVENUE; THENCE CONTINUING EAST ALONG SAID LINE PARALLEL WITH THE SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 25.10 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 289.27 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 20.0 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 4.67 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 78.00 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH THE SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 43.0 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 94.60 FEET TO THE WEST LINE OF SOUTH PRAIRIE AVENUE BEING A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 52 IN LAFLIN AND SMITH'S SUBDIVISION, AFORESAID, TO THE NORTHEAST CORNER OF LOT 37 IN THOMAS STINSON'S SUBDIVISION, AFORESAID; THENCE NORTH ALONG SAID WEST LINE OF SOUTH PRAIRIE AVENUE A DISTANCE OF 67.66 FEET TO SAID SOUTH LINE OF EAST 26TH STREET; THENCE WEST ALONG SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 392.28 FEET TO SAID LINE 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SOUTH INDIANA AVENUE; THENCE SOUTH ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 167.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED October 1, 2001 AS DOCUMENT NUMBER 0010913731, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST

STEWART TITLE GUARANTY
 COMPANY

UNOFFICIAL COPY**STEWART TITLE****GUARANTY COMPANY**
HEREIN CALLED THE COMPANY**ALTA COMMITMENT****Schedule B - Exceptions**File Number: TM243726
Assoc. File No: BASTAIN

AGREEMENT DATED January 7, 1971 AND KNOWN AS TRUST NO. 30630 WITH AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED January 7, 1971 AND KNOWN AS TRUST NO. 30629 DATED MARCH 1, 1972 AND RECORDED October 18, 1972 AS DOCUMENT NUMBER 22089651 AND FILED ON October 18, 1972 IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2655205 FOR INGRESS AND EGRESS TO AND FROM THE PARKING FACILITY UPON THE LAND AND OTHER PROPERTY AS DESCRIBED IN EXHIBIT "D" ATTACHED THERETO AND FOR INGRESS AND EGRESS TO AND FROM THE PARKING SPACES LOCATED IN THE AFORESAID PARKING FACILITY, ALL IN COOK COUNTY, ILLINOIS AND AMENDMENT DATED October 1, 2001 AND RECORDED October 15, 2001 AS DOCUMENT NUMBER 0010957367.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P1-22, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0010913731, AS AMENDED FROM TIME TO TIME.

**STEWART TITLE GUARANTY
COMPANY**

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Barry M. Bastian, UNMARRIED, 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, 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 25 day of MAY, 2007



Russell Rasche (Notary Public)



Prepared By: **Russell P. Rasche**
2948 Artesian Road, Suite 106
Naperville, Illinois 60564

Mail To:
Robert W. Clifford
2200 South Main Street, Suite 310
Lombard, Illinois 60148

Name & Address of Taxpayer:
Andrew Wallin
2605 South Indiana Avenue, Unit 604
Chicago, Illinois 60616

Property of Cook County Clerk's Office