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WARRANTY DEED

Doc#: 0824005044 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/27/2008 01:59 PM Pg: 1 of 3

P.N.T.N.

(The space above for Recorder's use only)

THE GRANTOR SAMIR PEKOVIC, married to Nadira Pekovic, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS TO STRATEGIC MARKETING SERVICES, INC., an Illinois Corporation, the following described Real Estate situated in Cook County, Illinois, commonly known as 1235 S. Prairie Avenue, Unit 1002; GU-186; GU-188; Chicago, Illinois 60605, and legally described as:

PARCEL 1: UNITS 1002 AND GU-186 AND GU-188, 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 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 14.88 CHICAGO CITY 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 00 MINUTES 00 SECONDS EAST, 26.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 04 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

3013

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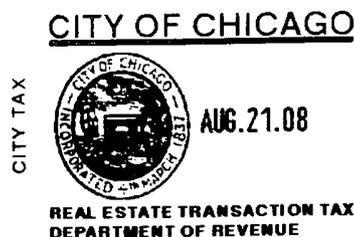
MINUTES 00 SECONDS EAST, 1.72 FEET; THENCE SOUTH 00 DEGREES 11  
 MINUTES 42 SECONDS EAST, 2.94 FEET; THENCE SOUTH 88 DEGREES 36  
 MINUTES 47 SECONDS EAST, 2.79 FEET; THENCE SOUTH 00 DEGREES 05  
 MINUTES 25 SECONDS WEST, 9.70 FEET; THENCE NORTH 89 DEGREES 34  
 MINUTES 58 SECONDS EAST, 1.41 FEET; THENCE NORTH 00 DEGREES 18  
 MINUTES 21 SECONDS EAST, 0.41 FEET; THENCE SOUTH 89 DEGREES 41  
 MINUTES 39 SECONDS EAST, 8.87 FEET; THENCE SOUTH 00 DEGREES 04  
 MINUTES 18 SECONDS WEST, 0.83 FEET; THENCE SOUTH 89 DEGREES 41  
 MINUTES 50 SECONDS EAST, 3.88 FEET; THENCE NORTH 00 DEGREES 18  
 MINUTES 10 SECONDS EAST, 1.99 FEET ; THENCE NORTH 89 DEGREES 48  
 MINUTES 37 SECONDS EAST, 14.33 FEET; THENCE NORTH 00 DEGREES 18  
 MINUTES 17 SECONDS EAST, 1.69 FEET; THENCE NORTH 89 DEGREES 52  
 MINUTES 08 SECONDS EAST, 14.43 FEET; THENCE SOUTH 00 DEGREES 11  
 MINUTES 08 SECONDS EAST, 5.26 FEET; THENCE SOUTH 89 DEGREES 49  
 MINUTES 40 SECONDS EAST, 14.33 FEET; THENCE SOUTH 00 DEGREES 07  
 MINUTES 47 SECONDS WEST, 25.19 FEET; THENCE SOUTH 89 DEGREES 52  
 MINUTES 13 SECONDS EAST, 5.67 FEET; THENCE SOUTH 00 DEGREES 57  
 MINUTES 07 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 01  
 SECONDS 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,  
 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON  
 ELEMENTS.

**PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-45, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0613532041.**

**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.**

**SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for 2007 and subsequent years; and building lines and easements.**

Permanent Index Numbers (PIN): 17-22-110-125-1045; 17-22-110-125-1472; 17-22-110-125-1474



# 000016793

REAL ESTATE TRANSFER TAX
05617.50
FP 103026

# UNOFFICIAL COPY

Address of Real Estate: 1235 S. Prairie Avenue, Unit 1002, GU-186, GU-188, Chicago Illinois 60605

Dated this 14<sup>th</sup> day of August, 2008

Samir Pekovic

SAMIR PEKOVIC

Nadira Pekovic

NADIRA PEKOVIC, signing not to convey title but only to waive homestead rights

STATE OF ILLINOIS)

)ss.

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Samir Pekovic and Nadira Pekovic personally known to me to be the same person(s) whose name(s) are subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that 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 6th day of August, 2008

Commission expires May 13, 2010



Arthur J. Murphy - NOTARY PUBLIC

This instrument was prepared by: Arthur J Murphy, Murphy & Smith, Ltd., 53 W. Jackson Blvd, suite 628, Chicago, Illinois 60604

**MAIL TO:**

Henderson & Lyman  
Attorneys at Law  
175 West Jackson Blvd., suite 240  
Chicago, IL 60604

COUNTY TAX  REVENUE STAMP	<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX	# 0000077723	<b>REAL ESTATE TRANSFER TAX</b>
	AUG. 21.08		00267.50
			FP 103025

**SEND SUBSEQUENT TAX BILLS TO:**

Strategic Marketing Services, Inc.

Gerald Gulke  
1235 S. Prairie Ave # 1002  
Chicago, IL 60605

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	<b>STATE OF ILLINOIS</b>	# 0000037723	<b>REAL ESTATE TRANSFER TAX</b>
	AUG. 21.08		00535.00
			FP 103021