



GEORGE E. COLE® No. 810 REC
LEGAL FORMS February 1996

Doc#: 1009933164 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/09/2010 02:12 PM Pg: 1 of 4

WARRANTY DEED
~~Joint Tenancy~~
Statutory (Illinois)
(Individual to Individual)

143

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty or merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTOR(S) JUAN CANDELARIA and ROMILDA CANDELARIA, his wife
of the City of Chicago County of Cook State of Illinois for and in consideration of TEN (\$10.00)----- DOLLARS, and other good and valuable considerations in hand paid,

888

CONVEY(S) _____ and WARRANTS(S) _____ to
ROBERT RUSZKOWSKI & LAURA RUSZKOWSKI
Unit D - 1433 S. Prairie Avenue - Chicago, IL 60605

200

(Names and Address of Grantees)
not in Tenancy in Common, ^{NOT} but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, ^{BUT AS TENANTS BY THE ENTIRETY} to wit:

SEE LEGAL DESCRIPTION ATTACHED
HERETO

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, ^{NOT} but in joint tenancy ~~form~~ BUT AS TENANTS BY THE ENTIRETY

Permanent Real Estate Index Number(s): 17-22-110-035-1023

Address(es) of Real Estate: Unit D - 1433 S. Prairie Avenue - Chicago, IL 60605

DATED this: 30th day of March 2010

Please print or type name(s) below signature(s)

Juan Candelaria (SEAL) x Romilda Candelaria (SEAL)
JUAN CANDELARIA ROMILDA CANDELARIA
_____(SEAL) _____(SEAL)

PK9935602

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JUAN CANDELARIA and ROMILDA CANDELARIA, his wife

NOTARY PUBLIC SEAL
PHILIP GORDON
Notary Public, State of Illinois
My Commission Expires Apr 18, 2018

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 t h e y 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.

BOX 334 CTI

401B

UNOFFICIAL COPY

Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

GEORGE E. COLE
LEGAL FORMS

STATE OF ILLINOIS
APR.-6.10
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000961

REAL ESTATE TRANSFER TAX
00460.00
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP

APR.-7.10

0000000962

REAL ESTATE TRANSFER TAX
00230.00
FP 103034

CITY OF CHICAGO
APR.-6.10
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005989

REAL ESTATE TRANSFER TAX
04830.00
FP 103033

Given under my hand and official seal, this 30th day of March, 2010 ~~19~~

Commission expires April 18, 2012 19

[Signature]
NOTARY PUBLIC

This instrument was prepared by PHILIP K. GORDON, Atty at Law - 809 W. 35th St., Chgo, IL 60609
(Name and Address)

MAIL TO:

ROB & LAURA RUSZKAWSKI
(Name)

1433 S. PRAIRIE #D
(Address)

CHICAGO IL 60605
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

ROB & LAURA RUSZKAWSKI
(Name)

1433 S. PRAIRIE #D
(Address)

CHICAGO IL 60605
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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LEGAL DESCRIPTION

PARCEL 1:

UNIT HH-23 IN PRAIRIE PLACE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 56.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 102.21 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 124.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 102.21 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG SAID EAST LINE 68.00 FEET THEREON TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 175.0 FEET TO THE NORTH LINE OF LOT 2; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST ALONG SAID NORTH LINE 75.0 FEET TO THE NORTHWEST CORNER OF LOT 2; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF LOT 2 AFORESAID 175.0 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST ALONG SAID NORTH LINE 75.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MARCH 3, 1995 AS DOCUMENT NUMBER 95150205, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, TOGETHER WITH PART OF THE FORMER LANDS OF THE ILLINOIS CENTRAL RAILROAD IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION AFORESAID; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 68.0 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 102.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 101.21 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 58 SECONDS WEST 24.18 FEET; THENCE NORTHWESTERLY 99.92 FEET ALONG THE ARC OF A CIRCLE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1400.69 FEET (THE CHORD OF SAID ARC BEARING NORTH 02 DEGREES 15 MINUTES 36 SECONDS EAST 99.90 FEET); THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 97.13 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 124.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS.

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ALSO

THE EAST 122.07 FEET OF THE WEST 197.07 FEET OF THE NORTH 119.0 FEET OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION TOGETHER WITH THAT PART OF THE FORMER LANDS OF THE ILLINOIS CENTRAL RAILROAD IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES, 58 MINUTES, 41 SECONDS EAST 197.07 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES, 58 MINUTES, 41 SECONDS EAST 64.84 FEET; THENCE SOUTH 06 DEGREES, 22 MINUTES, 54 SECONDS EAST 68.86 FEET; THENCE SOUTHEASTERLY 50.80 FEET ALONG THE ARC OF A CIRCLE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1400.69 FEET (THE CHORD OF SAID ARC BEARING SOUTH 05 DEGREES, 20 MINUTES, 33 SECONDS EAST 50.80 FEET); THENCE NORTH 29 DEGREES, 58 MINUTES, 41 SECONDS WEST 77.27 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 19 SECONDS EAST 119.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 7 TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 96318235, AS AMENDED BY THE CORRECTION TO DECLARATION RECORDED IN THE RECORDER'S OFFICE ON MAY 21, 1996 AS DOCUMENT NUMBER 96385673 AND AMENDED BY THE FIRST AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON NOVEMBER 25, 1996 AS DOCUMENT NUMBER 96895524, AS AMENDED BY THE SECOND AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON DECEMBER 1, 1997 AS DOCUMENT NUMBER 97895567, AS AMENDED BY THE THIRD AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON JANUARY 29, 1998 AS DOCUMENT NUMBER 98078464, AS AMENDED BY THE FOURTH AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON JUNE 23, 1998 AS DOCUMENT NUMBER 98536091, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL AND ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT PARCEL AS CREATED AND SET OUT IN THE GRANT OF EASEMENT DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT NUMBER 04080035.

ADDRESS: UNIT D - 1433 S. Prairie Avenue - Chicago, IL 60605
PIN: 17-22-110-035-1023