

UNOFFICIAL COPY



Doc#: 1230350007 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/29/2012 09:02 AM Pg: 1 of 4

WARRANTY DEED

THE GRANTORS, Scott A. Mosak and Ecaterina Mosak, Husband and Wife, of the City of Chicago, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, CONVEY AND WARRANT to the GRANTEE, William Cioffi, of 1817 W. Grand Avenue, Chicago, Illinois 60622, all interest in the following described real estate situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Permanent Index No. 11-29-101-033-1000
11-29-101-033-1056

Common Address: 7738 N. Sheridan Road, Unit 3R
Chicago, Illinois 60626

Subject To: general real estate taxes not 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; terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium/Covenants, Conditions and Restrictions or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions.

HEREBY RELEASING AND WAIVING all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Return to:
SUCCESS TITLE SERVICES, INC.
400 Skokie Blvd Ste. 330
Northbrook, IL 60062
ly2

STS12-01940

x
SCOTT A. MOSAK

x
ECATERINA MOSAK

City of Chicago
Dept. of Finance
630904



Real Estate
Transfer
Stamp

10/25/2012 11:03
dr00155

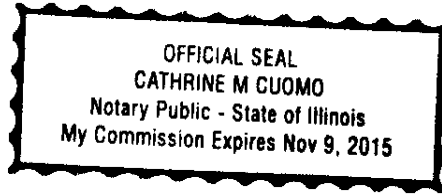
\$1,732.50

Batch 5,455,927

4

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STATE OF ILLINOIS)
)
 COUNTY OF COOK)



The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named Scott A. Mosak and Ecaterina Mosak, Husband and Wife, personally known to me to be the same individuals who subscribed to the foregoing instrument, personally appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instruments as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 26 day of September, 2012

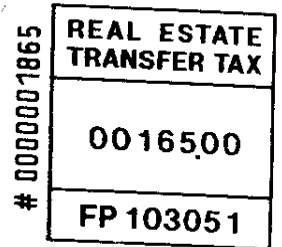
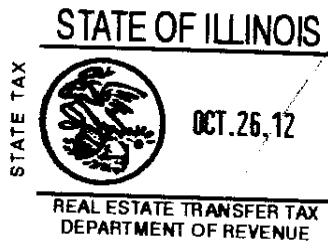
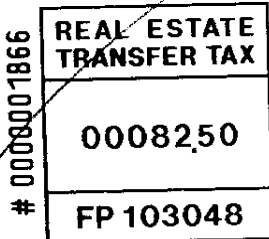
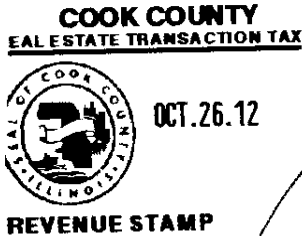
Cathrine M. Cuomo

 NOTARY PUBLIC

PREPARED BY: Holly Spiegel-Miller
 Attorney at Law
 1364 Arbor Vitae
 Deerfield, Illinois 60015

~~MAIL TO:~~ Kristen L. Rubin, Esq
 3605 Woodhead Drive, Suite 108
 Northbrook, Illinois 60062

SEND TAX BILL TO: William Cioffi
 7738 N. Sheridan Road, Unit 3R
 Chicago, Illinois 60626



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Holly Spiegel-Miller
 As an Agent for Fidelity National Title Insurance Company
 1364 Arbor Vitas Rd., Deerfield, IL 60015

Commitment Number: STS12_01940

SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:
 7738 N. SHERIDAN RD. UNIT 3R
 CHICAGO, IL
 Cook County

The land referred to in this Commitment is described as follows:

PARCEL 1:

UNITS 48 & G13 IN THE LAKEVIEW POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 2:

LOTS 1 TO 7 INCLUSIVE (EXCEPT THAT PART OF LOT 7 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTH TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTH WEST CORNER THEREOF; THENCE WEST TO THE NORTH WEST CORNER THEREOF; THENCE SOUTH ON THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING) IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, BEING A SUBDIVISION OF LOTS 44 TO 46 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON, ALSO OF LOTS 1, 2 (EXCEPT THE WEST 20 FEET OF SAID LOT 2) IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON ALSO THE VACATED PART OF SHERIDAN ROAD DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF LOT 1 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE SOUTH WEST CORNER OF LOT 44 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 44 TO THE NORTH WEST CORNER THEREOF; THENCE WEST IN A STRAIGHT LINE TO THE NORTH EAST CORNER OF LOT 2 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING ALL IN THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 7 IN FERGUSON BIRCH PARK ADDITION TO EVANSTON DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTHERLY ON A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING; IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Holly Spiegel-Miller
As an Agent for Ticor Title Insurance Company
1364 Arbor Vitas Rd., Deerfield, IL 60015

Commitment Number: STS12_01940

SCHEDULE C
(Continued)

PERMANENT INDEX NUMBERS: 11-29-101-033-1009 AND 11-29-101-033-1056

Property of Cook County Clerk's Office