

UNOFFICIAL COPY

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5222/0047 53 001 Page 1 of 4

2000-08-08 09:36:34

Cook County Recorder

27.50

WARRANTY DEED



THE GRANTOR, M & H Building Corporation, a corporation created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois for and in consideration of the sum of TEN AND NO/100TH DOLLARS (\$10.00), in hand paid, and pursuant to authority given by the Board of Directors of said corporation, Conveys and Warrants to **Roberto Escrivel and Irene Matejuk, as husband and wife, ~~not~~ as Joint Tenants ^{and not as} or Tenants in Common ^{or} as TENANTS BY THE ENTIRETY,** of 1419 W. Farragut, Chicago, IL 60640, GRANTEE, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description attached hereto as Exhibit A

Subject to: General real estate taxes not due and payable; applicable zoning and building laws, building and building line restrictions, and ordinances; acts done or suffered by Grantee or anyone claiming by, through or under Grantee; streets and highways, if any; private, public and utility easements, if any, whether recorded or unrecorded; covenants, conditions, restrictions, easements, permits and agreements of record; liens and other matters of title over which the title insurer is willing to insure without cost to Purchaser; and unconfirmed special taxes or assessments.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT TOWNHOME DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID TOWNHOME SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE TOWNHOME DEVELOPMENT; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

TO HAVE AND TO HOLD the said premises, ~~as husband and wife, not~~ as Joint Tenants ^{and not as} or Tenants in Common ^{or} as TENANTS BY THE ENTIRETY, forever.


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Property

City of Chicago
Dept. of Revenue
232170
08/04/2000 11:08 Batch 07264 40



Real Estate
Transfer Stamp
\$2,002.50

COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG. - 4.00



COUNTY TAX
REVENUE STAMP

00602188
28510000
0013350
FP326670

REAL ESTATE
TRANSFER TAX

STATE TAX
STATE OF ILLINOIS
AUG. - 4.00



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

00602188
0000016610
0026790
FP326669

REAL ESTATE
TRANSFER TAX

12/20/00

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IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, this 1st day of August, 2000.

00602188

M & H BUILDING CORPORATION

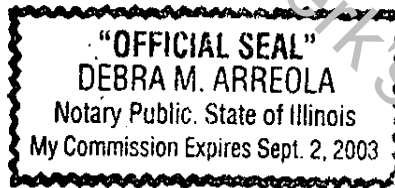
By: Elias Moldowan
Elias Moldowan, President

STATE OF ILLINOIS)
) ss.
COUNTY OF COCK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elias Moldowan, personally known to me to be the President of M & H Building Corporation, is 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 as such President, he signed, and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of August, 2000.

Debra Arreola
Notary Public

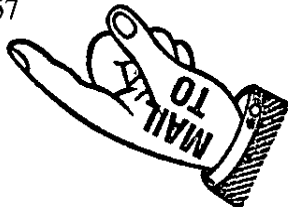


THIS INSTRUMENT WAS PREPARED BY:
DOUGLAS A. HANSON, ESQ.
SCHUYLER, ROCHE & ZWIRNER, P.C.
1603 ORRINGTON AVE., SUITE 1190
EVANSTON, IL 60201-5005

MAIL TO:
ALAN D. HUTCHINSON, ESQ.
664 W. ALDINE
CHICAGO, IL 60657

SEND SUBSEQUENT TAX BILLS TO:
ROBERTO ESQUIVEL AND IRENE MATEJUK
2700C BRYN MAWR
CHICAGO, IL 60659

55523



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EXHIBIT A

00602188

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT: LOTS 5 TO 9, BOTH INCLUSIVE, AND THAT PART OF VACATED N. WASHTENAW AVENUE LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 5, LYING WEST OF AND ADJOINING A LINE 33 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 5, LYING SOUTH OF AND ADJOINING THE NORTH LINE OF SAID LOT 5 PRODUCED EAST 33 FEET AND LYING NORTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 5 PRODUCED EAST 33 FEET ALL IN BLOCK 1 IN FRED BRUMMEL AND COMPANY'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 80.82 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT, A DISTANCE OF 60.59 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.0 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID TRACT, A DISTANCE OF 78.35 FEET TO A POINT IN THE EAST LINE OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 20.0 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID TRACT, A DISTANCE OF 78.06 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER THE EAST 6.0 FEET OF THE WEST 82.0 FEET (AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF) OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT: LOTS 5 TO 9, BOTH INCLUSIVE, AND THAT PART OF VACATED N. WASHTENAW AVENUE, LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 5, LYING WEST OF AND ADJOINING A LINE 33 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 5, LYING SOUTH OF AND ADJOINING THE NORTH LINE OF SAID LOT 5 PRODUCED EAST 33 FEET AND LYING NORTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 5 PRODUCED EAST 33 FEET ALL IN BLOCK 1 IN FRED BRUMMEL AND COMPANY'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: A NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER THE EAST 17.24 FEET OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT; LOTS 5 TO 9, BOTH INCLUSIVE, AND THAT PART OF VACATED N. WASHTENAW AVENUE LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 5, LYING WEST OF AND ADJOINING A LINE 33 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 5, LYING SOUTH OF AND ADJOINING THE NORTH LINE OF SAID LOT 5 PRODUCED EAST 33 FEET AND LYING NORTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 5 PRODUCED EAST 33 FEET ALL IN BLOCK 1 IN FRED BRUMMEL AND COMPANY'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2700 West Bryn Mawr, Unit C, Chicago, IL 60659

Property Index Numbers: 13-01-425-019-0000
13-01-425-020-0000
13-01-425-021-0000
13-01-425-022-0000
13-01-425-026-0000