

UNOFFICIAL COPY

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This instrument drafted by:
Alan O. Amos
Alan O. Amos & Associates, P.C.
Suite 2100
3 First National Plaza
Chicago, IL 60602

6877/0013 07 001 Page 1 of 4
2000-10-23 10:41:31
Cook County Recorder 27.50



00830361

NOV 18 2000 JP (182)

WARRANTY DEED

This indenture, made September 29, 2000 between 850 North Ogden, L.L.C., an Illinois limited liability company ("Grantor") and Steven E. Dry and Allison Rothschild Dry ("Grantee") whose address is: 1062 West Fry Street, Chicago, IL 60622.

Witnesseth, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is acknowledged, does hereby grant, sell, convey and warrant unto the Grantee, the following described real estate, situated in the City of Chicago, Cook County, Illinois to wit:

Parcel 1:

THAT PART OF A TRACT HEREAFTER REFERRED TO AS THE PARCEL: SAID TRACT DESCRIBED AS THAT PART OF BLOCKS 3, 5 AND 6 IN ELSTON'S ADDITION TO CHICAGO LYING SOUTHWESTERLY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDING PARTS OF VACATED WEST CHESTNUT STREET, VACATED CORNELL STREET (FORMERLY GEORGE STREET) AND VACATED NORTH CARPENTER STREET, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 6; THENCE NORTH 0 DEGREES WEST 394.44 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF SAID RAILWAY; THENCE CONTINUING ON SAID RIGHT OF WAY SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5226.75 FEET, AN ARC LENGTH OF 105.02 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 71 DEGREES, 44 MINUTES, 18 SECONDS EAST, NOT TANGENT TO THE LAST DESCRIBED CURVE 356.81 FEET TO THE EAST LINE OF NORTH CARPENTER STREET; THENCE SOUTH 0 DEGREES, 32 MINUTES, 59 SECONDS EAST ALONG SAID EAST LINE 58.49 FEET; THENCE NORTH 89 DEGREES, 55 MINUTES, 18 SECONDS EAST, 61.34 FEET TO THE NORTHWESTERLY LINE OF NORTH OGDEN AVENUE; THENCE SOUTH 39 DEGREES, 15 MINUTES, 07 SECONDS WEST ALONG SAID NORTHWESTERLY LINE 247.8 FEET TO THE NORTH LINE OF WEST FRY STREET; THENCE SOUTH 89 DEGREES, 30 MINUTES, 52 SECONDS WEST, ALONG SAID NORTH LINE 344.77 FEET TO THE POINT OF BEGINNING OF SAID TRACT;

SAID PARCEL DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES, 30 MINUTES, 52 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRACT, 187.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES, 29 MINUTES, 08 SECONDS WEST, 68.00 FEET; THENCE NORTH 89 DEGREES, 30 MINUTES, 52 SECONDS EAST, 68.00 FEET; THENCE SOUTH 00 DEGREES, 29 MINUTES, 08 SECONDS EAST, 17.99 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT; THENCE SOUTH 89 DEGREES, 30 MINUTES, 52 SECONDS WEST, ALONG SAID SOUTH LINE, 17.99 FEET TO THE POINT OF BEGINNING OF SAID PARCEL, IN COOK COUNTY, ILLINOIS.

PARCEL 2.


EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ST. JOHN'S PARK TOWNHOME HOMEOWNERS' ASSOCIATION DATED August 23, 2000 AND RECORDED AUGUST 28, 2000 AS DOCUMENT NUMBER 00666092.

Grantor also hereby grants to the Grantee, and the successors and assigns of Grantee, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration of Condominium for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration of Condominium the same as though the provisions of said Declaration were recited and stipulated at length herein.

Commonly known as 1062 West Fry Street, Chicago, Illinois 60622. Permanent Index Numbers: 17-05-413-017, 17-05-413-018, 17-05-413-019, 17-05-413-020, 17-05-413-021, 17-05-413-022, 17-05-413-023, 17-05-413-024, 17-05-413-025, 17-05-413-026, 17-05-413-027, 17-05-413-028, 17-05-413-029, 17-05-413-030, 17-05-413-031, 17-05-413-032, 17-05-413-033, 17-05-413-034, 17-05-413-035, 17-05-413-036, 17-05-413-037, 17-05-413-038, 17-05-413, 039, 17-05-413-040, 17-05-413-041 and 17-05-413-043

To Have And To Hold the same unto the Grantee as aforesaid and to the proper use, benefit and behoof of the Grantee forever.

| | | |
|---|--------------|--------------------------|
| CITY OF CHICAGO | | REAL ESTATE TRANSFER TAX |
|  CITY TAX OCT. 23.00 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE | # 0000001700 | 0264750 |
| | | FP326675 |

In Witness Whereof, the Grantor has executed this Deed as of the date first above written.

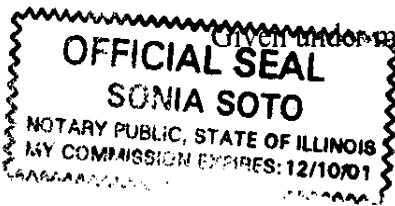
850 North Odgen, L.L.C.
an Illinois limited liability
company

By: Rezmar Corporation, an Illinois
corporation, its manager

By: *Marinel Mateo*
Its Assistant Secretary

State of Illinois)
) ss
County of Cook)

The undersigned, a Notary Public in and for said County in the State aforesaid, Does Hereby Certify that Marinel Mateo, Assistant Secretary of Rezmar Corporation, the manager of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such president appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of Rezmar Corporation, as manager, for the uses and purposes therein set forth;





Given under my hand and Notary Seal, September 29th, 2000.

Sonia Soto
Notary Public

Upon recordation, return to:

When recorded:
MAIL TO
Jose M. Mulhern
221 N. La Salle
Suite 2200
Chicago, IL 60601

| | | |
|--|--------------|--------------------------|
| COOK COUNTY REAL ESTATE TRANSACTION TAX | | REAL ESTATE TRANSFER TAX |
| COUNTY TAX  OCT. 23.00 REVENUE STAMP | # 0000001809 | 0017650 |
| | | FP326657 |

| | | |
|---|--------------|--------------------------|
| STATE OF ILLINOIS | | REAL ESTATE TRANSFER TAX |
| STATE TAX  OCT. 23.00 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | # 0000001808 | 0035300 |
| | | FP326703 |

STATE OF ILLINOIS)
COUNTY OF COOK)

00830361

850 N. Ogden LLC, being duly sworn on oath,
states that he resides at 853 N. Elston Ave
Chgo, IL 60622. That the attached deed is not in violation
of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of
the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
or
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use or right of way for railroads or the other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or Conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange or parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

James L. S.

SUBSCRIBED and SWORN to before me
this _____ day of _____, 19____.

NOTARY PUBLIC