

UNOFFICIAL COPY

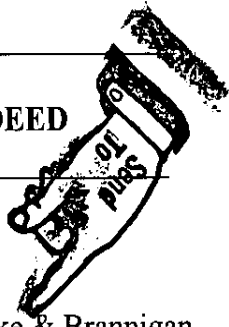
0010864348

7/17/01 05 001 Page 1 of 3

2001-09-18 14:41:01

Cook County Recorder 25.50

WARRANTY DEED



Mail to:  
Kevin P. Burke, Esq.  
Smith, Hemmesch, Burke & Brannigan  
11 East Adams, Suite 1400  
Chicago, IL 60603

Name and Address of Taxpayer:  
Kevin P. Maguire  
2770 N. Wolcott, Unit J  
Chicago, IL 60614

THE GRANTOR, WOLCOTT PLACE, L.L.C., an Illinois limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, KEVIN P. MAGUIRE, 1636 W. Melrose, #302, Chicago, IL 60618, the following described real estate, situated in the County of Cook, State of Illinois:

AC9702359 10F2.

3  
pgs  
MAR

SEE ATTACHED LEGAL DESCRIPTION

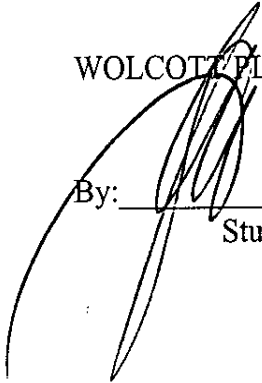
Permanent Index Nos.: 14-30-402-033, 14-30-402-034, 14-30-402-035

Property Address: 2770 N. Wolcott, Unit J, Chicago, IL 60614

TO HAVE AND TO HOLD said premises forever.

Dated this 29<sup>th</sup> day of August, 2001.

WOLCOTT PLACE, L.L.C.

By:   
Stuart Miller, Manager

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Property of Cook County Clerk's Office

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

The undersigned, a Notary Public in and for the County in the State aforesaid, **DOES HEREBY CERTIFY** that Stuart Miller, Manager of Wolcott Place, L.L.C., 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29<sup>th</sup> day of August, 2001.

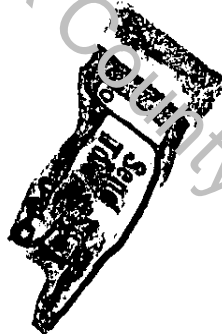


*Michele C. Olson*

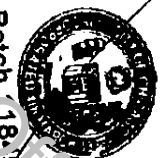
Notary Public

Prepared by:

David H. Sachs  
Aronberg Goldgehn Davis & Garmisa  
One IBM Plaza, Suite 3000  
Chicago, IL 60611

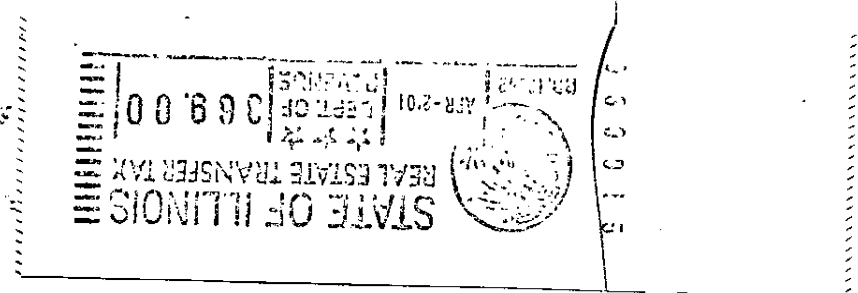


City of Chicago  
Dept. of Revenue  
260655  
09/12/2001 12:35 Batch 18



Real Estate  
Transfer Stamp  
\$2,767.50

Return To: Kevin Burke  
11 EAST ADAMS # 1400  
Chicago IL 60603



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## LEGAL DESCRIPTION

### PARCEL 1:

THAT PART OF LOTS 49, 50, 51, 52 AND 53 (EXCEPT THAT PART LYING SOUTH OF A LINE, RUNNING EAST-WEST, DRAWN FROM A POINT ON THE EAST LINE OF LOT 49, 19.89 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 49 TO A POINT ON THE WEST LINE OF LOT 49, 20.02 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 49) AND (EXCEPT THAT PART LYING NORTH OF A LINE, RUNNING EAST-WEST, DRAWN FROM A POINT ON THE EAST LINE OF LOT 51, 57.39 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 49 TO A POINT ON THE WEST LINE OF LOT 51, 57.50 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 49) AND (EXCEPT THAT PART LYING EAST OF A LINE DRAWN FROM SOUTH TO NORTH BETWEEN POINTS ON THE EAST-WEST LINES, AFORESAID, 32.49 FEET EAST AND 32.72 FEET EAST, RESPECTIVELY, OF THE WEST LINES OF LOTS 49 TO 51, AFORESAID) IN BLOCK 2 IN MANUFACTURE'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DECLARATION RECORDED JUNE 1, 2000 AS DOCUMENT NUMBER 00394354.

Subject to: (a) agreements, declarations, covenants, conditions and restrictions of record which do not prohibit the use of the Unit as a residence; (b) terms, provisions, covenants and conditions of the Declaration and all amendments thereto, if any; (c) installments due after the date of Closing for assessments established pursuant to the Declaration; (d) private, public and utility easements, including any easements established by or implied from the Declaration and any amendments thereto; (e) party wall rights and agreements, if any; (f) general real estate taxes not yet due and payable; (g) special taxes or assessments for improvements not yet completed; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) roads and highways, if any; (j) applicable building and building line restrictions and zoning laws; (k) leases and licenses affecting the Common Elements

1026539

Cook County  
**REAL ESTATE TRANSACTION TAX**  
 REVENUE  
 STAMP APR-2001  
 P.D. 10847

184.50

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