

0011180577

This instrument drafted by:
Michael J. Sreenan, Esq.
853 N. Elston Ave.
Chicago, Illinois 60622

WARRANTY DEED

This indenture, made October 5, 2001 between 850 N. Ogden, L.L.C., an Illinois limited liability company ("Grantor") and Hector Richard Loya ("Grantee") whose address is: 869 North May St., 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:

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Parcel 1:

That part of a tract hereinafter 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 5,226.75 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 or beginning of said tract; Thence continued North 00 degrees 00 minutes and 00 seconds West along said West line 48.10 feet, Thence South 72 degrees 10 minutes 40 seconds East 68.27 feet; Thence South 00 degrees 00 minutes and 00 seconds East 27.20 feet; Thence South 90 degrees 00 minutes 00 seconds West 64.99 feet; to the point of beginning, in Cook County, Illinois.

Parcel 2:

Easements 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 Homeowner's Association dated August 23, 2000 and recorded August 28, 2000 as document number 00666092, as amended from time to time.

STATE TAX

STATE OF ILLINOIS



DEC. 10. 01


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000003586

REAL ESTATE TRANSFER TAX
00525.50
FP326703

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



DEC. 10. 01

REVENUE STAMP

0000001448

REAL ESTATE TRANSFER TAX
00262.75
FP326657

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