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WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individual)

0020059189

1244/0176 45 001 Page 1 of 3
2002-01-15 11:29:53
Cook County Recorder 25.00

GRANTOR(S),
ARGLEN, INC.

a corporation created and existing
under and by virtue of the laws of
State of Illinois, and duly authorized
to transact business in the State of Illinois
for and in consideration of Ten Dollars
(\$10.00) and other good and valuable
consideration in hand paid, CONVEY(S)
and WARRANT(S) to the grantee(s),
MARILIA T. GUTIERREZ
4876 N. Ashland
Chicago, IL 60640



0020059189

(The Above Space For Recorder's Use)

in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:
See Legal Description attached hereto

In Witness Whereof, said Grantor has caused its corporate seal to hereto affixed and has caused its name
to be signed to these presents by its President, and attested by its Secretary, this 23rd day of
August, 2001

Arglen Inc.

By:

Leo Dukach

Leo Dukach, its President

Attest:

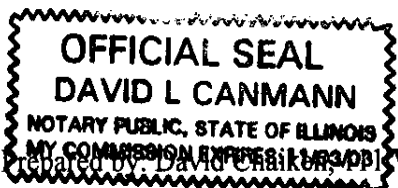
David Chaiken

David Chaiken, its Assistant Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY
CERTIFY that Leo Dukach, as President of the corporation and David Chaiken, as Assistant Secretary of,
said corporation, and, appeared before me this day in person, and severally acknowledged that as such
President and Secretary, they signed and delivered the said instrument and caused the corporate seal to
be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as the
free and voluntary act of the corporation, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 23rd day of August, 2001



David L. Canmann
NOTARY PUBLIC

Document prepared by: David Chaiken, 1340 W. Washington, #823, Chicago, IL 60602


BOX 333-CTI

ST 502 6836 De M...
CTIC No Abstract


3

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Property of Cook County Clerk's Office

STATE TAX

JAN. 14. 02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000021208
REAL ESTATE TRANSFER TAX
0001250
FP 102808

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

JAN. 14. 02
REVENUE STAMP

0000021208
REAL ESTATE TRANSFER TAX
0000625
FP 102802

CITY TAX
CITY OF CHICAGO

JAN. 14. 02
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000010565
REAL ESTATE TRANSFER TAX
0009375
FP 102805

20059189
68165002

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Legal Description

UNIT NO. P1 IN THE ANDERSONVILLE ARBOR CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 AND THE NORTH 10 FEET OF LOT 3 IN THE RESUBDIVISION OF THAT PART OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTH LINE OF SAID SOUTH ½, 1188.37 FEET WEST OF THE EAST LINE OF SAID ¼ SECTION; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH ½, 338 FEET; THENCE SOUTHEASTERLY PARALLEL TO CENTER OF GREEN BAY ROAD, 309 FEET MORE OR LESS, TO A POINT IN A LINE PARALLEL TO AND 62 RODS AND 0.7 OF A FOOT NORTH OF THE SOUTH LINE OF SAID SECTION (MEASURED ALONG CENTER OF GREEN BAY ROAD); THENCE EAST ALONG SAID PARALLEL LINE 338 FEET; THENCE NORTHWESTERLY IN A DIRECT LINE TO THE PLACE OF BEGINNING, (EXCEPT THE NORTH 33 FEET OF SAID TRACT TAKEN FOR ARGYLE STREET), IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0010572572 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

PIN: 14-08-314-001

ADDRESS OF PROPERTY: #2A, 1353 W. Argyle, Chicago, IL

The tenant of Unit P1 has waived or has failed to exercise the right of first refusal.

Grantor also hereby grants to the Grantee, its successors and assigns, 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 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 the same though the provisions of said Declaration were recited and stipulated at length herein.

This deed is subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
4. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the Declaration; and
9. Acts done or suffered by the Purchaser.

Mail to: Georgia Beatty
150 N. Wacker
Chicago, IL 60606

Sent Subsequent Tax Bills to: Marilia Gutierrez
1353 W. Argyle, #2A
Chicago, IL 60640

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