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C99 ERD PRW TNN

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



0020214626

WARRANTY DEED

This indenture, made February 20th, 2002 between 850 N. Ogden, L.L.C., an Illinois limited liability company ("Grantor") and Monica Dalton AND JOHN A. DARTON her husband
NOT AS TENANTS IN COMMON but AS TENANTS by the entirety
("Grantee") whose address is 1062 West Chestnut Street Unit 67, 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 Lots 29 and 30 and that part of West Chestnut Street in Assessor's Division of Block 6 in Elston's Addition to Chicago in West 1/2 of the Southeast 1/4 of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, described as: commencing at the Southwest corner of said Block; thence North 00 degrees 00 minutes 00 seconds West along the West line of said Block, 353.69 feet; thence South 72 degrees 10 minutes 40 seconds East 29.98 feet; thence North 18 degrees 15 minutes 42 seconds East 40.86 feet to the South line of the Chicago and Northwestern Railroad Company right of way; thence North 71 degrees 44 minutes 18 seconds West 29.97 feet; thence South 18 degrees 15 minutes 42 seconds West 41.09 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 OF ILLINOIS

STATE TAX

FEB. 25. 02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

1880000000

000000000

REAL ESTATE TRANSFER TAX

00395.00

FP326703

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX

FEB. 25. 02

REVENUE STAMP

000001692

000001692

REAL ESTATE TRANSFER TAX

00197.50

FP326657

CITY OF CHICAGO

CITY TAX

FEB. 25. 02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000003514

0000003514

REAL ESTATE TRANSFER TAX

02962.50

FP326675

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.

Commonly known as 1062 West Chestnut Street #67, 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.

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, 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 as though the provisions of said Declaration were recited and stipulated at length herein.

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

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

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

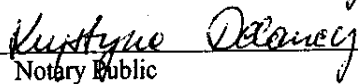
By: Rezmar Corporation, an Illinois corporation, its manager

By:  Its Assistant Secretary

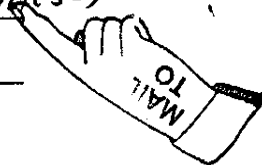
State of Illinois)
) ss
County of Cook)

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, February 20, 2002.


Notary Public

Upon recordation, return to:
Patrick J. Powers
195. LaSalle St Suite 507
Chicago IL 60603



PLAT ACT AFFIDAVIT

UNOFFICIAL COPY

0020214626

STATE OF ILLINOIS)
COUNTY OF COOK)

850 N. Ogden, LLC, being duly sworn on oath,
states that he resides at 853 N. Elston Avenue
Chicago, 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 of 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.

SUBSCRIBED and SWORN to before me
this 8th day of Feb., 2002

Maria R. Ramos
NOTARY PUBLIC

