



0020485354

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01020805
NNH MXP

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

WARRANTY DEED

This indenture, made April 22, 2002, between 850 N. Ogden, L.L.C., an Illinois limited liability company ("Grantor") Gregory N. Sobacki and Ellen C. Moore, husband and wife- not as tenants in common and not as joint tenants but as tenants by the entirety ("Grantee") whose address is: 851 N. Ogden, 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 Lot 21 in Block 6 in Elston's Addition to Chicago in the West Half of the Southeast Quarter 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° 00' 00" West along the West line of said Block 148.73 feet; Thence North 89° 56' 55" East 126.94 feet; Thence South 59° 20' 31" East 20.13 feet; Thence South 83° 37' 14" East 6.95 feet; Thence South 89° 59' 15" East 133.49 feet; Thence South 78° 53' 11" East 4.21 feet; Thence South 00° 00' 00" West 12.98 feet; Thence South 52° 41' 17" East 46.85 feet; Thence Northerly along an arc of a circle convex Southeasterly and having a radius of 109.65 feet for a distance of 115.62 feet (the chord of said arc having a bearing of North 07° 38' 45" East and a distance of 110.34 feet); Thence continuing along the Northerly extension of said arc for an arc distance of 30.25 feet (the chord of said arc having a bearing of North 30° 27' 50" West and a distance of 30.15 feet); Thence South 52° 10' 24" West 45.01 feet to the point of beginning; Thence South 13° 20' 09" West 5.01 feet ; Thence South 00° 00' 00" West 8.64 feet; Thence North 70° 29' 52" East 3.91 feet; Thence Southerly along an arc of a circle convex Easterly and having a radius of 60.0 feet for a distance of 5.88 feet (the chord of said arc having a bearing of South 25° 13' 43" East and a distance of 5.87 feet); Thence North 67° 19' 39" East 46.52 feet to the North line of Lot 21; Thence South 89° 30' 52" West 47.95 feet to the point of beginning, in Cook County Illinois.

ALSO
Lot 22 in Assessor's Division of Block 6 in Elston's Addition to Chicago in the West Half of the Southeast Quarter 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° 00' 00" West along the West line of said Block 148.73 feet; Thence North 89° 56' 55" East 126.94 feet; Thence South 59° 20' 31" East 20.13 feet; Thence South 83° 37' 14" East 6.95 feet; Thence South 89° 59' 15" East 133.49 feet; Thence South 78° 53' 11" East 4.21 feet; Thence South 00° 00' 00" West 12.98 feet; Thence South 52° 41' 17" East 46.85 feet; Thence Northerly along an arc of a circle convex Southeasterly and having a radius of 109.65 feet for a distance of 115.62 feet (the chord of said arc having a bearing of North 07° 38' 45" East and a distance of 110.34 feet) to the point of beginning; Thence continuing along the Northerly extension of said arc for an arc distance of 30.25 feet (the chord of said arc having a bearing of North 30° 27' 50" West and a distance of 30.15 feet); Thence South 52° 10' 24" West 45.01 feet; Thence North 89° 30' 52" East 47.95 feet; Thence North 67° 19' 39" East 3.12 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.

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PLAT ACT AFFIDAVIT **UNOFFICIAL COPY**

STATE OF ILLINOIS)
COUNTY OF COOK)


0020485354

REAL ESTATE TRANSFER TAX	0028650	FP326657
# 0000001976		

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:

COOK COUNTY
REAL ESTATE TRANSACTION TAX

APR. 29. 02



COUNTY TAX


REVENUE STAMP

- 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.
- 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.
- 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.
- The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 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.
- The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 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.
- Conveyances made to correct descriptions in prior conveyances.
- 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.

REAL ESTATE TRANSFER TAX	04297.50	FP326675
# 0000003791		

CITY OF CHICAGO

APR. 29. 02




CITY TAX

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	00573.00	FP 326703
# 0000004116		

STATE OF ILLINOIS

APR. 29. 02



STATE TAX

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

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.

Sonia Stet
SUBSCRIBED and SWORN to before me

this 22nd day of April, 2002

Stephane Delaup
NOTARY PUBLIC

