



0020404004

This instrument drafted by:

Alan O. Amos  
Alan O. Amos & Associates, P.C.  
Suite 2100  
3 First National Plaza  
Chicago, IL 60602

01020380 10f3/A

WARRANTY DEED

This indenture, made March 21, 2002, between 850 N. Ogden, L.L.C., an Illinois limited liability company ("Grantor") Michelle J. Charles,

("Grantee") whose address is: 1061 West Chestnut Street, 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 27, 28, 29, 30, 31 and part of the North and South 14 foot wide alley lying West of and adjoining Lot 31 in Assessor's Division of Block 6 in Elston's Addition to Chicago in the 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 145.60 feet to the point of beginning; thence South 01 degrees 02 minutes 16 seconds East 56.15 feet; thence North 89 degrees 57 minutes 44 seconds East 107.25 feet; thence North 00 degrees 02 minutes 16 seconds West 21.59 feet; thence North 72 degrees 10 minutes 40 seconds West 112.68 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.

CITY TAX  
CITY OF CHICAGO  
APR.-9.02  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000003709  
REAL ESTATE TRANSFER TAX  
0296250  
FP326675

STATE TAX  
STATE OF ILLINOIS  
APR.-9.02  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000004030  
REAL ESTATE TRANSFER TAX  
0039500  
FP326703

COUNTY TAX  
COOK COUNTY  
APR.-9.02  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 0000001891  
REAL ESTATE TRANSFER TAX  
0019750  
FP326657

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

Commonly known as 1061 West Chestnut, 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

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

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

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

By: Rezmar Corporation, an Illinois  
corporation, its manager

By: [Signature]  
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, 3-21-2002, 2002.

Notary: Krystyna Delaney

Upon recordation, return to: + mail tax bills to:  
~~1061~~ Michelle J. Charles  
1061 W. Chestnut  
Chicago IL 60622



PLAT ACT AFFIDAVIT

UNOFFICIAL COPY

STATE OF ILLINOIS)  
COUNTY OF COOK )

850 N. Ogden, LLC, being duly sworn on oath,  
states that he resides at 853 N. Elston Ave.  
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:

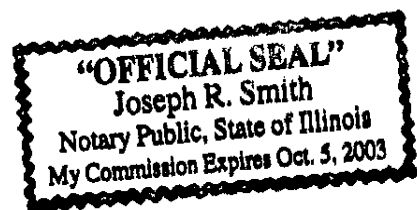
1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
or  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of land into parcels or tracts of 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.

Joseph R. Smith  
SUBSCRIBED and SWORN to before me  
this 21st day of March, 2001

Joseph R. Smith  
NOTARY PUBLIC



UNOFFICIAL COPY

11

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE  
111 N. LAUREL ST. CHICAGO, IL 60602  
TEL: 312.603.4000 FAX: 312.603.4001  
WWW.COOKCOUNTYCLERK.COM