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4/04/01 05 001 Page 1 of 2
2002-06-07 12:11:59
Cook County Recorder 23.50

4293185-1/2 GIT
CORPORATION WARRANTY DEED

THE GRANTOR, MADISON AVENUE BUILDERS, INC., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in Illinois, for and in consideration of TEN & NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS unto:



RAYMOND A. BARSKUS and
PEGGY ZECHEL *A
10500 S. Hamlin
Chicago, IL 60655

not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described residential Real Estate, to-wit:
SEE LEGAL DESCRIPTION ATTACHED

Property Address: 17426 S. Walden Parkway, Chicago, IL 60643
Property Identification Number: 25-18-200-040 and 25-18-200-041
AFFECTS PIQ AND OP

SUBJECT TO: Covenants, conditions and restrictions of record, and to General Taxes for 2001 and subsequent years. DECLARATION OF EASEMENT AND CONVENANTS BY GRANTOR DATED THE 1ST DAY OF MAY, 2002 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0020531888, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

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IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed hereto by its President and attested by its Secretary on 20 day of May, 2002.

Madison Avenue Builders, Inc.
By: Eileen Angus
EILEEN ANGUS-Its President

ATTEST:
Thomas M. Boyle
THOMAS M. BOYLE Its Secretary

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20641050

Mail to:

DONALD CYZE
Attorney at Law
3304 W. 111th Street
Chicago, Illinois 60655

Tax Bills to:

Raymond A. Barskus and Peggy Zechel
104th S. Walden Parkway
Chicago, Illinois 60643

Legal Description:

PARCEL 1, UNIT NO. 6:

THAT PART OF LOTS 14 AND 15 IN BLOCK 1, IN WASHINGTON PARK, BEING CHARLES HOPKINSON'S SUBDIVISION OF THAT PART OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (LYING WEST OF WASHINGTON HEIGHTS BRANCH RAILROAD WITH THE EXCEPTIONS OF THE NORTHEAST CORNER THEREOF), DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOTS 14 AND 15, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST RIGHT OF WAY OF WALDEN PARKWAY 40.42 FEET, THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST 81.16 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 10 SECONDS EAST 10.22', TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 02 MINUTES 10 SECONDS EAST 25.23 FEET, THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST 45.26 FEET, THENCE NORTH 00 DEGREES 02 MINUTES 10 SECONDS WEST 25.23 FEET, THENCE NORTH 89 DEGREES 57 MINUTES, 50 SECONDS EAST 45.26 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

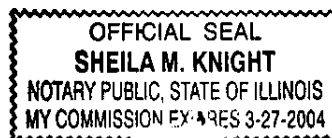
PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0020531888 AND AS CREATED BY DEED DATED ~~6/20/02~~ 5/20/02 AND RECORDED ~~AS DOCUMENT NO. 0020531888~~ AS DOCUMENT NO. ~~0020531888~~ MADE BY MADISON AVENUE BUILDERS, INC. TO WALDEN PARK PLACE TOWNHOME ASSOCIATION, INC. FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

SEE ADDITIONAL ATTACHED LEGAL DESCRIPTION RIDER
(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 EILEEN ANGUS, personally known to me to be the President of Madison Avenue Builders, Inc., a corporation, and THOMAS M. BOYLE, personally known to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary of said corporation, and caused the corporate seal of said corporation to be there affixed, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposed therein set forth.

Given under my hand and official seal, this 20 day of May, 2002.

Sheila M. Knight
Notary Public



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COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

JUN.-5.02

REVENUE STAMP

0000002252

REAL ESTATE TRANSFER TAX
0010725
FP 103017

SUBJECT TO DECLARATION OF EASEMENT AND COVENANTS BY GRANTOR DATED THE 1ST DAY OF MAY, 2002 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0020531888, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

CITY OF CHICAGO

CITY TAX

JUN.-5.02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001301

REAL ESTATE TRANSFER TAX
0160875
FP 103018

STATE OF ILLINOIS

STATE TAX

JUN.-5.02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002541

REAL ESTATE TRANSFER TAX
0021450
FP 103014