

UNOFFICIAL COPY

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2002-08-05 14:26:13
Cook County Recorder 25.50

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



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WARRANTY DEED

This indenture, made July 30, 2001 between 850 N. Ogden, L.L.C., an Illinois limited liability company ("Grantor") and Yacoub L. Massuda and Elena L. Massuda ("Grantee") whose address is: 1050 West Fry St., Unit I, 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:

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Parcel 1:
The Unit 1 of tract of land hereinafter described:

That part of Lots 1, 2 and 3 in John Kowalski's Subdivision of Block 6 of Assessor's Division of part of Block 6 of Elston's Addition to Chicago in Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, described as: commencing at the Southwest corner of Block 6 in Elston's Addition aforesaid; Thence North 89° 30' 52" East along the South line of said Block, 303.85 feet to the point of beginning; Thence North 00° 29' 08" West 68.00 feet; Thence North 89° 30' 52" East 12.34 feet; Thence South 27° 43' 41" East 18.02 feet; Thence South 00° 17' 58" East 39.94 feet; Thence North 89° 30' 52" East 9.28 feet; Thence South 00° 17' 58" East 12.04 feet to a point on the South line of said Block; Thence South 89° 30' 52" West along said South line, 29.69 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 TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	AUG. -1.02	0064000
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000004462	FP 326703
COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	AUG. -1.02	0032000
REVENUE STAMP	# 0000002327	FP 326657

CITY TAX	CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
	AUG. -1.02	0480000
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000004126	FP 326675

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 7 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 Smith

SUBSCRIBED and SWORN to before me
this 30 day of July, 182002

Joseph R. Smith
NOTARY PUBLIC

