

# UNOFFICIAL COPY

## WARRANTY DEED

The Grantor, IVY COURT, L.L.C., an Illinois limited liability company and duly authorized to transact business in the State of Illinois, for consideration in the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to Sawbill Properties, LLC, a Delaware limited liability company, of 2315 N. Southport, Chicago, Illinois 60614, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

0021073204

2055/0134 18 001 Page 1 of 5  
2002-10-01 10:55:57  
Cook County Recorder 32.00



0021073204

### PARCEL 1:

ALL THAT PART OF LOT 12 IN BICKERDIKE AND STEELE'S SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT AND RUNNING THENCE SOUTHEASTERLY OF THE EASTERLY LINE OF SAID LOT 12 (SAID EASTERLY LINE BEING THE WESTERLY LINE OF NORTH CLARK STREET) TO A POINT IN SAID EASTERLY LINE 183.5 FEET NORTHWESTERLY FROM THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT TO A POINT 117 FEET EAST OF THE EASTERLY LINE OF BURLING STREET AS NOW LOCATED, THENCE NORTHWESTERLY ON A LINE PARALLEL WITH SAID SOUTHEASTERLY LINE OF BURLING STREET TO THE NORTH LINE OF SAID LOT, THENCE EAST ON SAID NORTH LINE OF SAID LOT TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

ALL THAT PART OF LOT 13 IN BICKERDIKE AND STEELE'S SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WP8377176 08AS 10/5 KC

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Property of Cook County Clerk's Office

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
287800 \$28,312.50  
09/09/2002 11:24 Batch 05374 63



STATE TAX  
STATE OF ILLINOIS  
SEP. 27. 02  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX  
0360000  
# 0000037557  
FP 102808

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
SEP. 27. 02  
REVENUE STAMP

REAL ESTATE TRANSFER TAX  
0180000  
# 0000037689  
FP 102802

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DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 13 RUNNING THENCE NORTHWESTERLY ON THE EASTERLY LINE OF SAID LOT 13 (SAID EASTERLY LINE OF SAID LOT 13 BEING THE WESTERLY LINE OF NORTH CLARK STREET) 21 FEET; THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF LOT 13 TO A POINT 117 FEET EAST OF THE EASTERLY LINE OF BURLING STREET (AS NOW LOCATED); THENCE SOUTHEASTERLY ON A LINE PARALLEL WITH THE SAID EASTERLY LINE OF BURLING STREET TO SAID SOUTH LINE OF SAID LOT 13; THENCE EAST ON SAID SOUTH LINE OF SAID LOT 13 TO THE POINT OF BEGINNING, REFERENCE BEING HAD TO THE MAP OF SAID SUBDIVISION WHICH WAS RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS.; Subject to: general taxes not due and payable at the time of closing; building lines and building laws and ordinances; zoning laws and ordinances; visible public and private roads and highways; public and utility easements; covenants, conditions and restrictions of record; party wall rights and agreements, and the following:

- (A) ENCROACHMENT OF THE SOUTH FACE OF CONCRETE WALK IS OVER ONTO LAND SOUTH AND ADJOINING 0.16 FEET.
- (B) ENCROACHMENT OF THE NORTHEAST FACE OF CONCRETE RETAINING WALL IS OVER ONTO PUBLIC PROPERTY NORTHEAST AND ADJOINING 0.56 FEET.
- (C) ENCROACHMENT OF THE NORTH FACE OF BRICK IS OVER ONTO PUBLIC PROPERTY 0.06 FEET NORTH.
- (D) ENCROACHMENT OF 3 STORY BRICK APARTMENT BUILDING ONTO THE PROPERTY TO THE SOUTH AND ADJOINING BY .12 FEET AT GRADE AND .09 FEET AT ROOF AT THE SOUTHEAST CORNER OF SAID BUILDING.
- (E) ENCROACHMENT OF WOOD FENCE OVER THE WESTERLY LINE OF THE PREMISES AS SHOWN ON PLAT OF NATIONAL SURVEY SERVICE INC PLAT OF SURVEY DATED JUNE 21, 1984.
- (F) RIGHT OF UTILITIES ALONG THE WESTERLY LINE AS DESCRIBED BY TELEPHONE POLE SHOWN ON NATIONAL SURVEY SERVICE ON PLAT OF SURVEY DATED JUNE 21, 1984.
- (G) EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

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Permanent Index No. 14-28-115-026-0000

Property Address: 2876-2900 N. Clark Street, Chicago, Illinois 60614

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be affixed hereto and has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its ~~Secretary~~ this 27 day of August, 2002.

Ivy Court, L.L.C.

By: Joseph V. Farago Realtors, Ltd.,  
Manager

By:   
Joseph V. Farago, President

Property of Cook County Clerk's Office

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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned Notary Public in and for said County and State, do hereby certify that Joseph V. Farago, President of Joseph V. Farago Realtors, Ltd., Manager of Ivy Court, L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me and acknowledged that he signed said instrument as such President pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act, and as the free and voluntary act and deed of said corporation, as manager of said company, for the uses and purposes therein set forth.

Witness my hand and seal this  
27 day of August, 2002.

Reginald Cunningham  
Notary Public

Commission Expires:  
\_\_\_\_\_



This instrument was prepared by: Jeffrey J. Stahl, Stahl Cowen Crowley L.L.C., Suite 500,  
55 West Monroe, Chicago, Illinois 60603.

After recording return to:

Doreen Martin  
161 N Clark St Sub 550  
Chicgo, Ill 60602

Send Subsequent Tax Bills to:

Adam Winick  
2345 N Southport  
Chicgo, Ill 60604