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0021403322

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2002-12-17 14:31:19  
Cook County Recorder 30.50



0021403322

*prepared by*  
This instrument drafted by:  
Michael J. Sreenan  
853 North Elston Ave.  
Chicago, IL 60622

**WARRANTY DEED**

This indenture, made December 4, 2002, between MICHAEL J. SREENAN AND MAUREEN M. SREENAN, husband and wife, of Chicago, Illinois ("Grantor") [REDACTED] DANIEL C. DeWOLF, a married man ("Grantee") whose address is: 861 North May St., 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:

See Attached Exhibit A

Commonly known as 861 North May St., Chicago, Illinois 60622.

Permanent Index Number: 17-05-413-104.

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 Covenants, Conditions, Restrictions And Easements for St. John's Park Townhome Homeowners' Association Dated August 23, 2000 and Recorded August 28, 2000 as Document Number 00666092 as amended from time to time.

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.

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

01022662 122

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

MICHAEL J. SREENAN

MAUREEN M. SREENAN

*Michael J. Sreenan*

*Maureen M. Sreenan*

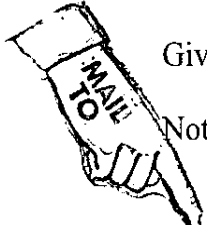
State of Illinois )

) ss

County of Cook)

The undersigned, a Notary Public in and for said County in the State aforesaid, Does Hereby Certify that Michael J. Sreenan and Maureen M. Sreenan 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 acknowledged that they signed and delivered said instrument as their own free and voluntary act for the uses and purposes therein set forth;

Given under my hand and Notary Seal, December 5, 2002.



Notary: *Maria R. Ramos*

Upon recordation, return to and send future tax bills to:

Daniel C. DeWolf  
861 North May St.  
Chicago, IL 60622






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## Exhibit A

That part of Lot 25 in Assessor's Division of Block 6 in Elston's Addition to Chicago in the Southwest Quarter 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 degrees 00 minutes 00 seconds West along the West line of said Block 242.58 feet to the point of beginning; Thence continue North 00 degrees 00 minutes 00 seconds West along said West line 14.99 feet; Thence North 90 degrees 00 minutes 00 seconds East 64.99 feet; Thence South 00 degrees 00 minutes 00 seconds East 4.63 feet; Thence North 89 degrees 57 minutes 44 seconds East 7.17 feet; Thence South 00 degrees 02 minutes 16 seconds East 10.36 feet; Thence South 90 degrees 00 minutes 00 seconds West 72.17 feet to the point of beginning, in Cook County, Illinois.

Property of Cook County Clerk's Office

<p style="text-align: center;"><b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX</p> <p style="text-align: center;">COUNTY TAX</p> <div style="text-align: center;">         DEC. 17. 02        REVENUE STAMP     </div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center;"># 0000002552</td> <td style="text-align: center;"><b>REAL ESTATE TRANSFER TAX</b></td> </tr> <tr> <td></td> <td style="text-align: center;">00197.50</td> </tr> <tr> <td></td> <td style="text-align: center;">FP326657</td> </tr> </table>	# 0000002552	<b>REAL ESTATE TRANSFER TAX</b>		00197.50		FP326657
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<p style="text-align: center;"><b>STATE OF ILLINOIS</b></p> <p style="text-align: center;">STATE TAX</p> <div style="text-align: center;">         DEC. 17. 02        REAL ESTATE TRANSFER TAX        DEPARTMENT OF REVENUE     </div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center;"># 0000005070</td> <td style="text-align: center;"><b>REAL ESTATE TRANSFER TAX</b></td> </tr> <tr> <td></td> <td style="text-align: center;">00395.00</td> </tr> <tr> <td></td> <td style="text-align: center;">FP326703</td> </tr> </table>	# 0000005070	<b>REAL ESTATE TRANSFER TAX</b>		00395.00		FP326703
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PLAT ACT AFFIDAVIT

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STATE OF ILLINOIS)  
COUNTY OF COOK )

Michael J. Sreenan, being duly sworn on oath,  
states that he resides at \_\_\_\_\_

CHICAGO, IL 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 or 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.

*Michael J. Sreenan* 12-5-02

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.

SUBSCRIBED and SWORN to before me  
this 5 day of December, 2002

[Signature]  
NOTARY PUBLIC

