

# UNOFFICIAL COPY

## Warranty Deed



0314747126

Eugene "Gene" Moore Fee: \$30.50

Cook County Recorder of Deeds

Date: 05/27/2003 10:32 AM Pg: 1 of 4

ILLINOIS

4318566(1/2)

Above Space for Recorder's Use Only

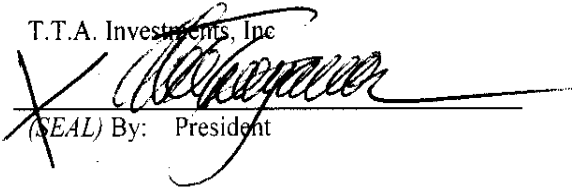
4

THE GRANTOR(s) T.T.A. Investments, Inc. of the Village of Northbrook, County of Cook State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Michael J. Cohen and Lisa A. Cohen, 405 N. Wabash, Unit 411, Chicago, Illinois 60611, Husband and Wife, not as Tenants in common, not as Joint Tenants, but as Tenants by the Entirety the following described Real Estate situated in the County of Cook in the State of Illinois to wit: **(See Page 2 for Legal Description)**, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: SUBJECT TO: General taxes for 2002 and subsequent years; special taxes or assessments for improvements not yet completed, building lines and building and liquor restrictions of record, zoning and building ordinances, roads and highways, if any, private, public and utility easements of record, party wall rights and agreements, if any, covenants, conditions and restrictions of record, (none which provide for reverter) nor prohibit present use of property, if any. SEE SUBJECT TO CONTINUED ON PAGE THREE(3)  
Permanent Real Estate Index Number(s): 16-18-109-011 and 16-18-109-010  
Address(es) of Real Estate: 641 S. Maple Avenue, Unit I, Oak Park, Illinois 60302.

The date of this deed of conveyance is May 12, 2003.

T.T.A. Investments, Inc

  
(SEAL) By: President

(SEAL)

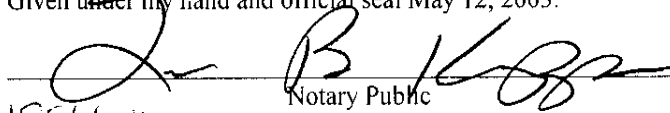
(SEAL)

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alex Troyanovsky, President of T.T.A. Investments, Inc. personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal May 12, 2003.

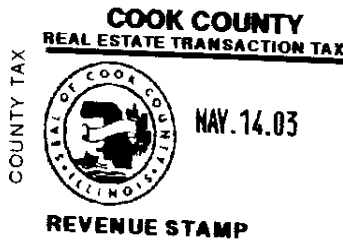
  
Notary Public

4318566 num

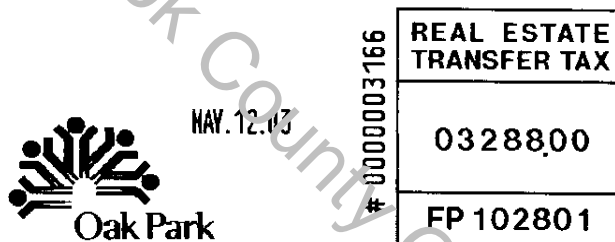
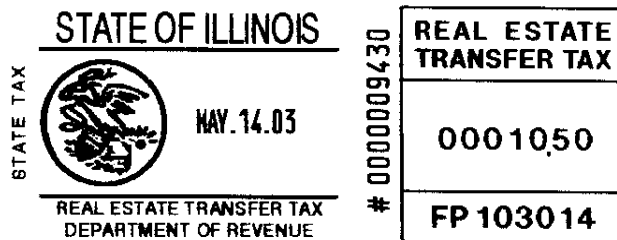
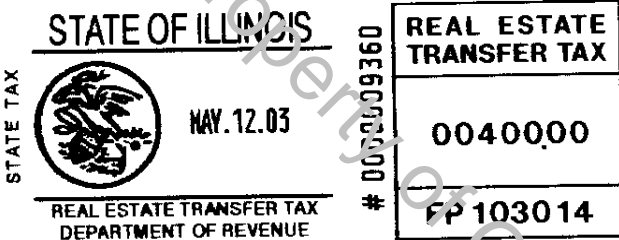
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### LEGAL DESCRIPTION

For the premises commonly known as 641 S. Maple Avenue, Unit I, Oak Park, Illinois 60304  
 SEE LEGAL DESSCRIPTION ATTACHED HERETO



<b>REAL ESTATE TRANSFER TAX</b>
0020525
# 0000009143
<b>FP 103017</b>



This instrument was prepared by:  
 Mitchell B. Ruchim & Associates, P.C.  
 3000 Dundee Road, #310  
 Northbrook, Illinois 60062

Send subsequent tax bills to:  
 Michael J. Cohen  
 641 S. Maple Avenue  
 Unit I  
 Oak Park, Illinois 60302

Recorder-mail recorded document to:  
 Dan M. Collander  
 568 South Washington Street  
 Naperville, Illinois 60540

**UNOFFICIAL COPY****EXHIBIT "A"**

PARCEL 1: THAT PART OF A TRACT OF LAND 66 FEET WIDE LYING BETWEEN THE WEST LINE OF MAPLE AVENUE AND THE EAST LINE OF HARLEM AVENUE AND BLOCKS 5 AND 12 IN J. WILSON'S ADDITION TO OAK PARK IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 16, 1886 IN BOOK 24 OF PLATS, PAGE 30 AS DOCUMENT 773322 AND BEING A PORTION OF THE LAND FORMERLY INCLUDED IN ADAMS STREET AND LOT 1 IN BLOCK 12 IN W.J. WILSON'S ADDITION TO OAK PARK IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 16, 1886 IN BOOK 24 OF PLATS, PAGE 30, AS DOCUMENT NO. 773322 IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF THE TRACT OF MAPLE SQUARE TOWNHOMES; THENCE 112.00 FEET NORTHERLY ALONG THE EAST BORDER OF THE TRACT; THENCE 44.00 FEET WESTERLY ALONG A LINE PARALLEL TO THE NORTH BORDER OF THE TRACT TO THE POINT OF BEGINNING; THENCE 20.00 FEET WESTERLY ALONG A LINE PARALLEL TO THE NORTH BORDER OF THE TRACT; THENCE 43.50 FEET SOUTHERLY PARALLEL TO THE EAST BORDER OF THE TRACT; THENCE 20.00 FEET EASTERLY ALONG A LINE PARALLEL TO THE NORTH BORDER OF THE TRACT; THENCE 43.50 FEET NORTHERLY TO THE POINT OF BEGINNING.

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. 0021109137 AND AS CREATED BY DEED DATED 5-12-03 AND RECORDED ~~AS DOCUMENT NO.~~ AS DOCUMENT NO. ~~\_\_\_\_\_~~ MADE BY ~~\_\_\_\_\_~~ TO ~~\_\_\_\_\_~~, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

\*THIS

Cook County Clerk's Office

# UNOFFICIAL COPY

Subject to: Declaration of Easement and Covenants by grantor dated the \_\_\_\_\_ and recorded in the Office of the Recorder of Deeds, Cook County, Illinois as Document No. \_\_\_\_\_, which is incorporated herein by reference thereto. Grantor grants to the grantees, 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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