

# UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 07/21/2003 03:43 PM Pg: 1 of 4

2528 / 50880121  
N6103285 / 8252

This instrument drafted by:  
Alan O. Amos  
Alan O. Amos & Associates, P.C.  
Suite 2100  
3 First National Plaza  
Chicago, IL 60602

## WARRANTY DEED

This indenture, made July 18, 2003, between 850 N. Ogden, L.L.C., an Illinois limited liability company ("Grantor") John F. Garcia and Christine A. Garcia, husband and wife not as joint tenants and not as tenants in common but as tenants by the entirety ("Grantee") whose address is: 1069 W. Chestnut Street, 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:

4pgs

### LEGAL DESCRIPTION

Parcel 1:

That part of Lot 25 and part of West Chestnut Street and part of the North and South 14 foot wide alley lying West and adjoining Lot 31 in Assessor's Division of Block 6 in Elston's Addition to Chicago in the West Half of the Southeast Quarter of Section 5, Township 39North, Range 14, East of the Third Principal Meridian, described as follows: commencing at the Southwest corner of said Block; thence North 00 degrees 00 minutes 00 seconds West along the West line of said Block, 353.69 feet; thence South 72 degrees 10 minutes 40 seconds East 68.27 feet to the point of beginning; thence South 00 degrees 00 minutes 00 seconds East 79.87 feet; thence North 89 degrees 57 minutes 44 seconds East 35.37 feet; thence North 00 degrees 02 minutes 16 seconds West 68.49 feet; thence North 72 degrees 10 minutes 40 seconds West 36.26 feet to the point of beginning in Cook County, Illinois.

Parcel 2:

Easements for ingress and egress for the benefit of parcel 1 nforesaid, as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for St. John's Park Townhome Homeowner's Association dated August 28, 2000 and recorded August 28, 2000 as document number 00666092, as amended from time to time.

Near North National Title Corp  
222 North LaSalle Street  
Chicago, Illinois 60601

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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 Townhomes, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

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.

Commonly known as 1069 W. Chestnut Street, Chicago, Illinois 60622.

Permanent Index Numbers: 17-05-413-109-0000

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

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

850 North Odgen, L.L.C.  
an Illinois limited liability  
company

By: Rezmar Corporation, an Illinois  
corporation, its manager

By:   
Its Assistant Secretary

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 Marinel Mateo, assistant Secretary of Rezmar Corporation, the manager of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such president appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of Rezmar Corporation, as manager, for the uses and purposes therein set forth;

Given under my hand and Notary Seal, July 18, 2003.

Notary: maria R. Ramos

Upon recordation, return to:

Michelle Laine  
1530 W. Fullerton  
Chicago IL 60614



Mail Jar bul:  
John & Christmi Garcia  
1069 W. Chestnut  
Unit 58  
Chicago IL 60622

PLAT ACT AFFIDAVIT

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STATE OF ILLINOIS)  
COUNTY OF COOK )

852 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 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 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.

[Signature]  
SUBSCRIBED and SWORN to before me 2003  
this July day of 18, 19


Maria R. Ramos  
NOTARY PUBLIC




# UNOFFICIAL COPY

**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**  
 COUNTY TAX  
  
 JUL.21.03  
 REVENUE STAMP

# 0000003928  
**REAL ESTATE  
 TRANSFER TAX**  
 00287.50  
 FP326657

**STATE OF ILLINOIS**  
 STATE TAX  
  
 JUL.21.03  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000006263  
**REAL ESTATE  
 TRANSFER TAX**  
 00575.00  
 FP326703

**CITY OF CHICAGO**  
 CITY TAX  
  
 JUL.21.03  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000005690  
**REAL ESTATE  
 TRANSFER TAX**  
 04312.50  
 FP326675

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