

# UNOFFICIAL COPY



This instrument drafted by:  
Michael Sreenan, P.C.  
853 N. Elston Avenue  
Chicago, IL 60622

Doc#: 0333633115  
Eugene "Gene" Moore Fee: \$50.00  
Cook County Recorder of Deeds  
Date: 12/02/2003 10:46 AM Pg: 1 of 3

## WARRANTY DEED

This indenture, made September 19, 2003 between Western Phase II, L.L.C., an Illinois limited liability company ("Grantor") and Rafael R. Perez ("Grantee") whose address is: 2344F W. Wolfram, Chicago, IL 60618,

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:

*(Handwritten signature/initials in a circle)*

PARCEL 1: (COMMONLY KNOWN AS-2344F W. WOLFRAM ST.)

THAT PART OF LOTS 17 AND 18 IN BLOCK 9 IN "CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO" IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1012375, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 18; THENCE N 00°00'00" E, ALONG THE WEST LINE OF SAID LOT 18, A DISTANCE OF 134.07 FEET; THENCE N 90°00'00" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 16.16 FEET TO THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING N 90°00'00" E, 15.00 FEET; THENCE S 00°00'00" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 52.00 FEET; THENCE N 90°00'00" W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 15.00 FEET; THENCE N 00°00'00" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 52.00 FEET TO THE POINT OF BEGINNING. ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RIVER WALK TOWNHOMES PHASE II HOMEOWNERS' ASSOCIATION RECORDED AUGUST 23, 2002 AS DOCUMENT NUMBER 0020929677 BY DECLARATION OF EASEMENTS AND COVENANTS FOR THE RIVER WALK LOFTS CONDOMINIUM, THE RIVER WALK TOWNHOMES CONDOMINIUM AND THE TAMARACK AT RIVER WALK TOWNHOMES RECORDED MARCH 9, 2000 AS DOCUMENT 00170099.

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 Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration of Condominium 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 Condominium the same as though the provisions of said Declaration were recited and stipulated at length herein.

**BOX 333-CTI**


8171192 WLD 1 of 2

CTI COLLINS

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STATE OF ILLINOIS



NOV. 17. 03


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000059562

REAL ESTATE TRANSFER TAX
0035800
FP 102808

COOK COUNTY

REAL ESTATE TRANSACTION TAX




NOV. 17. 03

REVENUE STAMP

# 0000000000

REAL ESTATE TRANSFER TAX
0017900
FP 102802

CITY OF CHICAGO



NOV. 17. 03

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000006100

REAL ESTATE TRANSFER TAX
0268500
FP 102805

