### **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:

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 C? THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIR? PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 10123/5, 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 COUTINUING 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, 52.00 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 P. DECLARATION OF EASEMENTS AND COVENANTS FOR THE RIVER WALK LOFTS CONDOMINIUM, THE PAVER WALK TOWNHOMES CONDOMINIUM AND THE TAMARACK AT RIVER WALK TOWNHOMES RECORDED MARCH 9, 2000 AS DOCUMENT 00170099.

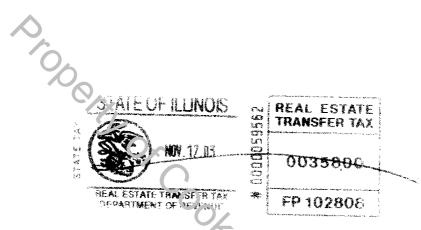
Grantor also hereby grants to the Grantee, and the successors and assigns of Grantee, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, 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.

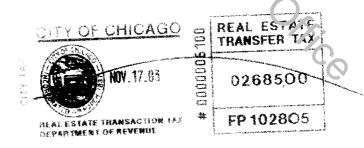
BOX 333-CTI

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## **UNOFFICIAL CO**

Commonly known as 2344F W Wolfram (Private), Chicago, Illinois. Permanent Index Numbers: 14-30-116-014-0000, 14-30-116-015-0000, 14-10-116-016,0000, 14-30-116-017-0000, 14-30-116-018-0000 and 14-30-118-025-0000

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

No tenant of the Unit had the right of first refusal to purchase the Unit. In Witness Whereof, the Grantor has executed this Deed as of the date first above written.

> Western Phase II, L.L.C. an Illinois limited liability

By: Rezmar Corporation, an Illinois corporation, its manage

Its Assistant Secretary

State of Illinois)

County of Cook)

An Cook Coam 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 Notarial Seal, Septembel

Kinstyne Oclanicy Notary Public

Upon recordation, return to:

plail-to: RAFAOT L. POROZ 2344 W. WAFAAN ST. GHLD, IZ 66618

OFFICIAL SEAL Krystyna Delaney Notary Public, State of Illinois My Commission Exp. 12/19/2006