

Warranty Deed
Statutory (ILLINOIS)
General

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Doc#: 0403411143
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 02/03/2004 11:15 AM Pg: 1 of 4

Above Space for Recorder's Use Only

THE GRANTOR (S) Christoher Zorich, married to Camille Henderson Zorich

of the City Chicago County of Cook State of Il for and in consideration of (\$10.00) Ten DOLLARS, in hand paid, CONVEYS and WARRANTS to

Alixio Khazal, 5823 North Ravenswood Ave., Unit 108, Chicago, IL 60660

P.N.T.N.

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

THAT PART OF BLOCK 7 IN DEARBORN PARK UNIT 2, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 442.25 FEET NORTH OF THE SOUTHWEST CORNER THEREOF:

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PERPENDICULAR THERETO FOR A DISTANCE 55.67 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST 14.14 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 43.24 FEET; THENCE SOUTH 54 DEGREES 02 MINUTES 19 SECONDS EAST 24.71 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 32.0 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST 32.88 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 62.42 FEET TO A POINT IN THE WEST LINE OF BLOCK 7 AFORESAID 319.24 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE 123.01 FEET TO THE POINT OF BEGINNING (EXCEPT FROM THE ABOVE DESCRIBED PROPERTY TAKEN AS A TRACT THAT PART THEREOF LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT 98.83 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES 46 MINUTES 10 SECONDS EAST 65.67 FEET TO THE EAST LINE OF SAID TRACT), IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES INCLUDING SEWER, WATER, GAS AND DRAINAGE:

THAT PART OF BLOCK 7 IN DEARBORN PARK UNIT 2 BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:


BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK, 71.66 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PERPENDICULAR THERETO FOR A DISTANCE OF 189.93 FEET TO THE EAST LINE OF SAID BLOCK; THENCE NORTH 00 DEGREES 08 MINUTES 18 SECONDS EAST ALONG SAID EAST LINE 14.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 57.20 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST 7.07 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 124.97 FEET; THENCE NORTH 34 DEGREES 37 MINUTES 01 SECONDS WEST 28.16 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 39.31 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST 20.68 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 64.08 FEET TO THE EAST LINE OF BLOCK 7 AFORESAID:

THENCE NORTH 00 DEGREES 08 MINUTES 18 SECONDS EAST 27.76 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 63.51 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST 21.57 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 37.22 FEET; THENCE NORTH 33 DEGREES 10 MINUTES 17 SECONDS EAST 25.59 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 37.12 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST 14.14 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 55.06 FEET TO THE EAST LINE OF BLOCK 7 AFORESAID:


THENCE NORTH 00 DEGREES 08 MINUTES 18 SECONDS EAST ALONG SAID EAST LINE 14.0 FEET TO A LINE DRAWN PERPENDICULAR TO THE WEST LINE THEREOF THROUGH A POINT THEREIN 456.25 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID PERPENDICULAR LINE 190.76 FEET TO SAID POINT ON THE WEST LINE THEREOF 456.25 FEET NORTH OF THE SOUTHWEST CORNER; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE 14.0 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 55.67 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST 14.14 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 43.24 FEET; THENCE SOUTH 54 DEGREES 02 MINUTES 19 SECONDS EAST 24.71 FEET; THENCE SOUTH 00 MINUTES 00 SECONDS WEST 32.0 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST 32.80 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 62.42 FEET TO A POINT IN THE WEST LINE OF BLOCK 7 AFORESAID 319.24 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE 24.0 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 62.43 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST 32.97 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 32.56 FEET; THENCE SOUTH 45

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★ 097895
 ★ CITY OF CHICAGO
 ★ REAL ESTATE TRANSACTION TAX
 ★ DEPT. OF REVENUE JAN 30 '04
 ★ P.B. 11196

 937.50

★ 097893
 ★ CITY OF CHICAGO
 ★ REAL ESTATE TRANSACTION TAX
 ★ DEPT. OF REVENUE JAN 30 '04
 ★ P.B. 11196


 937.50

★ 097894
 ★ CITY OF CHICAGO
 ★ REAL ESTATE TRANSACTION TAX
 ★ DEPT. OF REVENUE JAN 30 '04
 ★ P.B. 11196

 937.50

094423
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 JAN 30 '04
 P.B. 10616 DEPT. OF REVENUE 375.00

094597
 Cock County
 REAL ESTATE TRANSACTION TAX
 REVENUE
 STAMP JAN 30 '04
 P.B. 10848

 187.50

Property of Cook County Clerk's Office

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DEGREES 13 MINUTES 03 SECONDS WEST 30.99 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 126.44 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST 7.07 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 58.67 FEET TO A POINT IN THE WEST LINE OF BLOCK 7 AFORESAID 86.16 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE 14.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:*** General taxes for 2003 and subsequent years.

Permanent Index Number (PIN): 17-21-211-035-0000

Address(es) of Real Estate: 1429 South Clark Street, Chicago, IL 60605

Dated this 8th day of December, 2003,

PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURE(S)

Christopher Zorich (SEAL) Camille Henderson Zorich (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
Christoher Zorich, married to Camille Henderson Zorich personally known to me
to be the same person(s) whose name(s) subscribed to the foregoing instrument,
appeared before me this day in person, and acknowledged that th ey
signed, sealed and delivered the said instrument as 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, this 8th day of December, 2003,
Commission expires 12/14, 2004

NOTARY PUBLIC



This instrument was prepared by: Corine O'Hara, 3528 N. Ashland Ave., Chicago, Illinois 60657

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Donald Martin
Martin & Karcazes
161 North Clark Street # 550
Chicago, Illinois 60601-3376
OR

Alixio Khazal
1429 South Clark Street
Chicago, IL 60605

Recorder's Office Box No. _____