

UNOFFICIAL COPY

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



Doc#: 0407711120
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/17/2004 10:53 AM Pg: 1 of 3

WARRANTY DEED

This indenture, made February 6, 2004 between Western Phase II, L.L.C., an Illinois limited liability company ("Grantor") and JOE Quiroz ("Grantee") whose address is: 2344 N. River Walk Dr., 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: THAT PART OF OAKLEY AVENUE VACATED BY ORDINANCE RECORDED JUNE 19, 1941 AS DOCUMENTS 12734429 AND 906923 T.S. LYING EAST OF AND ADJACENT TO 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 1012323, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH LINE OF WOLFRAM STREET AND THE EAST LINE OF OAKLEY AVENUE VACATED BY ORDINANCE DATED JULY 19, 1941 AND RECORDED AS DOCUMENTS 12734429 AND 906923 T.S.; THENCE N 00°10'20" W, ALONG THE EAST LINE OF SAID VACATED OAKLEY AVENUE, 16.61 FEET; THENCE S 89°49'40" W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 6.84 FEET; THENCE N 62°04'36" W, 35.14 FEET; THENCE S 27°55'24" W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 3.97 FEET; THENCE N 62°04'36" W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 18.00 FEET; THENCE S 27°55'24" W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 1.96 FEET; THENCE N 62°04'36" W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 18.00 FEET; THENCE S 27°55'24" W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 1.37 FEET TO THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; THENCE N 62°04'36" W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 18.00 FEET; THENCE N 27°55'24" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 52.06 FEET; THENCE S 62°04'36" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 18.00 FEET; THENCE S 27°55'24" W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 52.06 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 AND 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.

Box 333

8171570 Munden CTC 1012 NO abas

UNOFFICIAL COPY

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

MAR. 15.04

STATE TAX

18299000000 #

REAL ESTATE TRANSFER TAX
 0063550
 FP 102808

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP

MAR. 15.04

COUNTY TAX

0000000000 #

REAL ESTATE TRANSFER TAX
 0031775
 FP 102802

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

MAR. 15.04

CITY TAX

0000000000 #

REAL ESTATE TRANSFER TAX
 0476625
 FP 102805

Property of Cook County Clerk's Office

