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## WARRANTY DEED

Prepared by:

Adrian Tabangay, Esq.  
MAURIDES & FOLEY, L.L.C.  
2 North LaSalle Street  
Suite 1800  
Chicago, Illinois 60602



Doc#: 0415534088  
Eugene "Gene" Moore Fee: \$34.50  
Cook County Recorder of Deeds  
Date: 06/03/2004 04:10 PM Pg: 1 of 6

THE GRANTOR, JOHN RACHEL and MIA SONG, as joint tenants, of 445 West Roslyn Place, #3W, Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to the Grantee:

John Rachel and Mia Song, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety.

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

SEE THE ATTACHED "EXHIBIT A"

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes not due and owing.

Permanent Real Estate Index Number: 14-28-321-040-1006 (affects parcel 1)  
14-28-322-044-1267 (affects parking unit 128); and  
14-28-322-044-1268 (affects parking unit 129)

Address of Real Estate: Unit 3W at 445 West Roslyn Place, Chicago, Illinois 60614, and parking units 128 and 129 at 2431 North Clark Street, Chicago, Illinois 60614

Dated this 5th day of May, 2004

  
\_\_\_\_\_  
JOHN RACHEL

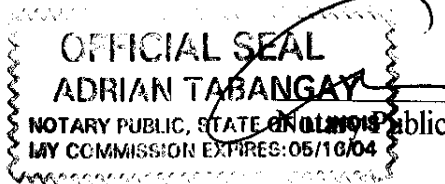
  
\_\_\_\_\_  
MIA SONG

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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 that JOHN RACHEL personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

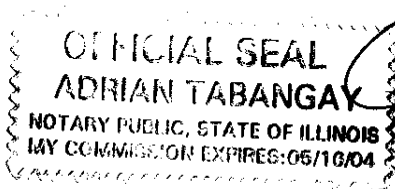
Given under my hand and official seal, this 5th day of May, 2004.



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 that MIA SONG personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 5th day of May, 2004.



Notary Public

Mail To:

Adrian Tabangay, Esq.  
Maurides & Foley, L.L.C.  
2 N. LaSalle St., Suite 1800  
Chicago, Illinois 60602

Send Subsequent Tax Bills To:

Drs. John Rachel & Mia Song  
445 W. Roslyn Place, #3W  
Chicago, Illinois 60614

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## EXHIBIT A (Legal Description)

Parcel I:

Unit 3W in the 441-445 W. Roslyn Place Condominium as delineated and defined on the plat of survey of the following described parcel of real estate:

The Westerly Thirty Eight (38) feet of Lot Twenty Seven (27) and the Easterly Twenty (20) feet of Lot Twenty Eight (28) in Goudy and Goodwillie's Subdivision of Lots Two (2), Three (3) and Four (4) in Assessor's Division of Block Four (4) in Outlot "B" in Wrightwood in Section Twenty Eight (28), Township Forty (40) North, Range Fourteen (14), East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded August 15, 2002, as document number 0020899110, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel II:

Units 128 and 129 in the Lincoln Park Garage Condominium as delineated and defined on the plat of survey of the following described parcel of real estate:

Lot 2 in R. Lotholz's Subdivision of Lots 6 and 7 in Baird's Lincoln Park Addition to Chicago, being a subdivision of the South East 1/4 of the South West 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded March 11, 1907 as document number 4001675, in Book 95, Page 17, in Cook County, Illinois; and the Southerly 102 feet 1/2 inch of the Westerly 215 feet of Lot 4 in Baird's Lincoln Park Addition to Chicago, being a subdivision in the South East 1/4 of the South West 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, except, Parcels 1, 2 and 3 described as follows:

Parcel 1:

Commercial Property "A":

The property and space at the first floor of a 2 story and basement building at 2413-2433 North Clark Street, Chicago, Illinois, lying between horizontal planes at elevation of 21.50 feet and 32.76 feet, City of Chicago datum, and lying within the following described boundaries of that part of the Southerly 102 feet 1/2 inch of the Westerly 215 feet of lot 4 in Baird's Lincoln Park Addition to Chicago, being a Subdivision in the South East 1/4 of the South West 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, described as follows: commencing at a point on the Easterly line of North Clark Street and the Westerly line of Lot 4, 1.28 feet Southerly of the Northerly line of the Southerly 102 feet 1/2 inch of said Lot 4; thence Southerly on the Westerly line of said Lot 4, 15.78 feet; thence Easterly at right angles 17.61 feet; thence Northerly at right angles, 1.50 feet; thence Easterly at right angles, 1.40 feet; thence Southerly at right angles, 1.25 feet; thence Easterly at right angles, 10.65 feet; thence Northerly at right angles, 4.64 feet; thence Easterly at right angles, 6.78 feet; thence Southerly at right angles, 3.30 feet; thence Easterly at right angles, 0.64 feet; thence Southerly at right angles, 0.83 feet; thence Easterly 19.20 feet to a point 56.18 feet Easterly of the Westerly line of said Lot 4 and 14.41 feet Southerly of the Northerly line of the Southerly 102 feet 1/2 inch of said Lot 4; thence Northerly parallel to the Westerly line of said Lot 4, 1.84 feet; thence Easterly at right angles, 1.06 feet; thence Southerly at right angles, 1.84 feet thence Easterly at right angles, 11.44 feet; thence Northerly at right angles, 13.11 feet to a point 1.30 feet Southerly of the Northerly line of the aforesaid Southerly 102 feet 1/2 inch of Lot 4; thence Westerly, 68.68 feet to the place of beginning, in Cook County, Illinois.

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Parcel 2:

Commercial Property "B":

The property and space at the first floor of a 2 story and basement building at 2413-2433 North Clark Street, Chicago, Illinois, lying between horizontal planes at elevation 21.50 feet and 32.83 feet, City of Chicago Datum, and lying within the following described boundaries of that part of the Southerly 102 feet 1/2 inch of the Westerly 215 feet of Lot 4 in Baird's Lincoln Park Addition to Chicago, being a subdivision in the South East 1/4 of the South West 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, described as follows: Commencing at a point on the East line of North Clark Street and the West line of said Lot 4, 37.15 feet Southerly of the Northerly line of the aforesaid Southerly 102 feet 1/2 inch of said Lot 4; thence Easterly at right angles to said lot line, 1.95 feet; thence Northerly at right angles, 2.57 feet; thence Easterly at right angles, 15.66 feet; thence Southerly at right angles, 1.72 feet; thence Easterly at right angles, 1.75 feet; thence Northerly at right angles, 1.72 feet; thence Easterly at right angles, at right angles 16.33 feet; thence Southerly at right angles, 1.55 feet; thence Easterly at right angles, 1.72 feet; thence Northerly at right angles, 1.55 feet; thence Easterly 5.96 feet to a point 43.23 feet Easterly of the Westerly line of said Lot 4 and 35.86 feet Southerly of the Northerly line of the Southerly 102 feet 1/2 inch of said Lot 4; thence Easterly, 5.62 feet to a point 47.13 feet Easterly of the Westerly line of said Lot 4 and 39.90 feet South of the Northerly line of the Southerly 102 feet 1/2 inch of said Lot 4; thence Easterly parallel to the Northerly line of said southerly 102 feet 1/2 inch of said Lot 4, 5.80 feet; thence Northerly at right angles, 2.98 feet; thence Easterly, 3.17 feet to a point 56.06 feet Easterly of the Westerly line of said Lot 4 and 37.42 feet Southerly of the Northerly line of said Southerly 102 feet 1/2 inch of said Lot 4; thence Southerly parallel to the Westerly line of said lot 4, 1.75 feet; thence Easterly at right angles, 1.75 feet; thence Northerly at right angles, 1.75 feet; thence Easterly at right angles, 19.57 feet; thence southerly at right angles, 2.11 feet; thence Easterly at right angles, 1.26 feet; thence Northerly at right angles, 2.11 feet; thence Easterly at right angles, 2.02 feet; thence Southerly at right angles, 1.17 feet; thence Easterly at right angles, 1.24 feet to a point 99.90 feet Easterly of the Westerly line of said Lot 4; thence Southerly parallel to the Westerly line of said Lot 4, 23.85 feet; thence Westerly at right angles, 1.20 feet; thence Southerly at right angles, 2.15 feet; thence Easterly at right angles, 1.20 feet; thence Southerly at right angles, 22.93 feet; thence Westerly at right angles, 1.06 feet; thence Southerly at right angles, 1.82 feet; thence Easterly at right angles, 1.06 feet; thence Southerly at right angles, 5.31 feet; thence Westerly at right angles, 1.20 feet; thence Southerly at right angles, 6.20 feet to a point 100.87 feet Southerly of the Northerly line of the Southerly 102 feet 1/2 inch of said Lot 4; thence Westerly, 98.70 feet to a point in the Westerly line of said Lot 4, 100.82 feet Southerly of the Northerly line of the Southerly 102 feet 1/2 inch of said Lot 4; thence Northerly on the Westerly line of said Lot 4, 63.67 feet to the place of beginning

Parcel 3:

Commercial Property "C":

The property and space at the first floor of a 2 story building at 2413-2433 North Clark Street, Chicago, Illinois, lying between horizontal planes at elevation of 22.00 feet and 35.87 feet, City of Chicago datum, and lying within the following described boundaries of that part of Lot 2 in R. Lotholz's subdivision of Lots 6 and 7 n Baird's Lincoln Park Addition to Chicago, being a subdivision of the South East 1/4 of the South West 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded March 11, 1907, as document number 4001675, in Book 95, Page 17, in Cook County, Illinois, described as follows: commencing at a point on the East line of North Clark Street and the West line of said Lot 2, 100.08 feet Northerly of the South West Corner of said lot 2; thence Southerly on the Westerly line of said Lot 2, 99.02 feet; thence Easterly on a line 1.06 feet Northerly of and parallel to the Southerly line of said Lot 2, 88.82 feet; thence Northerly at right angles, 2.45 feet; thence Easterly at right angles, 39.16 feet; thence Northerly at right angles, 7.53 feet; thence Easterly at right angles, 28.05 feet; thence Northerly at right angles, 18.15 feet; thence Easterly at right angles, 7.04 feet; thence Northerly at right angles, 7.37 feet; thence Westerly at right angles, 7.04 feet; thence Northerly at right angles, 15.98 feet to a point 52.54 feet North of the South line

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of said Lot 2; thence Westerly parallel to the South line of said Lot 2, 6.07 feet; thence Westerly on a curve convex to the South, radius of 1.0 feet, 1.45 feet to a point on said line 52.54 feet North of the South line of said Lot 2; thence Westerly on said parallel line, 18.33 feet; thence Westerly on a curve convex to the South, radius of 1.0 feet, 1.45 feet to a point on said parallel line; thence westerly on said parallel line, 19.63 feet; thence Easterly on a curve convex to the South, radius of 1.0 feet, 1.45 feet to a point on said parallel line; thence Westerly on said parallel line, 0.10 feet; thence Northerly at right angles, 3.96 feet; thence Westerly at right angles, 13.01 feet; thence Northerly at right angles, 4.80 feet; thence Easterly at right angles, 5.03 feet; thence Northerly, 37.50 feet to a point 99.92 feet East of the West line and 99.80 feet North of the South line of said Lot 2; thence Westerly on a line parallel to the North line of said Lot 2, 7.20 feet; thence Northerly at right angles, 0.40 feet; thence Westerly at right angles, 5.65 feet; thence Northerly at right angles, 1.16 feet; thence Westerly at right angles, 18.10 feet; thence Southerly at right angles, 1.16 feet; thence Westerly at right angles, 4.08 feet; thence Northerly at right angles, 0.88 feet; thence Westerly parallel to the Northerly line of said Lot 2, 15.45 feet; thence Southerly at right angles, 0.088 feet; thence Westerly at right angles, 4.85 feet; thence Northerly at right angles, 0.88 feet; thence Westerly parallel to the Northerly line of said Lot 2, 17.34 feet; thence Southerly at right angles, 1.54 feet; thence Westerly at right angles, 4.65 feet; thence Northerly at right angles 1.54 feet; thence Westerly, 22.50 feet to the place of beginning, in Cook County, Illinois.

Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded January 29, 1999 as document number 99097240, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel III:

Easement appurtenant for the benefit of Parcel II for structural support as created by the Declaration of Covenants, Conditions, Restrictions and Easements dated April 28, 1998 between LaSalle National Bank, as Trustee under Trust Number 102880 and American National Bank and Trust Company of Chicago, as Trustee under Trust Number 123515-08 recorded May 12, 1998 as document number 98391079 over the land described therein.

## TAX PARCEL IDENTIFICATION NUMBERS:

14-28-321-006-0000 (AFFECTS PARCEL I);  
 14-28-322-044-1267 (AFFECTS PARKING UNIT 128); AND  
 14-28-322-044-1268 (AFFECTS PARKING UNIT 129)

## COMMONLY KNOWN AS:

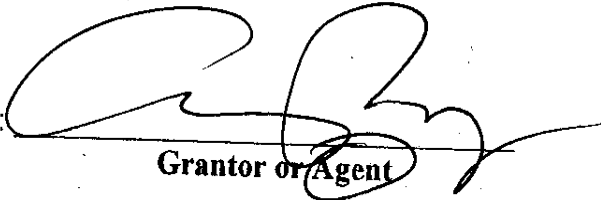
UNIT 3W AT 445 WEST ROSLYN PLACE, CHICAGO, ILLINOIS 60614, AND  
 PARKING UNITS 128 AND 129 AT 2431 NORTH CLARK STREET, CHICAGO, ILLINOIS 60614

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## STATEMENT BY GRANTOR AND GRANTEE

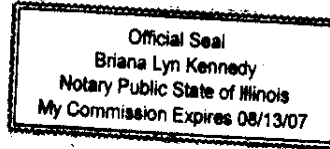
The **Grantor** or his Agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5-5, 2004

Signature:   
Grantor or Agent

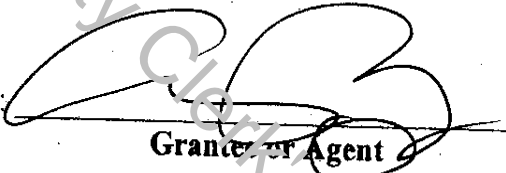
Subscribed and sworn to before me

by the said Agent  
this 5 day of May, 2004  
Notary Public Briana Lyn Kennedy



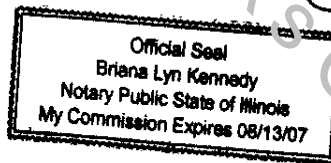
The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 5-5, 2004

Signature:   
Grantee or Agent

Subscribed and sworn to before me

by the said Agent  
this 5 day of May, 2004  
Notary Public Briana Lyn Kennedy



**Note:** Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)