

# UNOFFICIAL COPY

**WARRANTY DEED**  
Statutory (Illinois)  
(Corporation to Corporation)



Doc#: 0415645089  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 06/04/2004 10:49 AM Pg: 1 of 5

THE GRANTOR

DOUGLASS BLDG. CORP. a/k/a DOUGLASS BUILDING CORPORATION, a corporation created and existing under and by virtue of the laws of the State of Illinois duly authorized to transact business in the State of Illinois, having its principal office at 10507 Delta Parkway, Schiller Park, IL 60176, for and in consideration of the sum of \$10.00 DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS to DEVELOPMENT BY REAL CONCORD, INC. a corporation created and existing under and by virtue of the Laws of the State of Illinois, having its principal office at 2600 W. Peterson, Chicago, Illinois 60659, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached Exhibit A

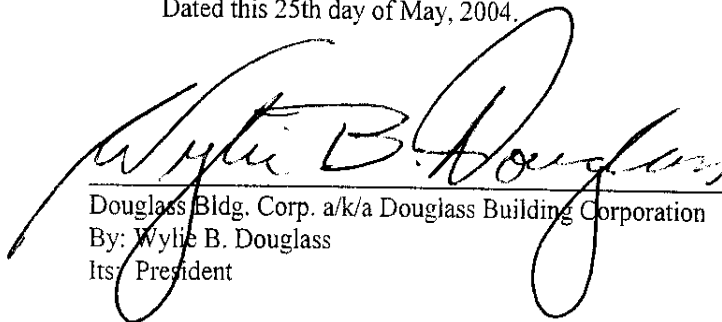
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: building lines, zoning ordinances, public and utility easements, existing leases and tenancies, rights of way for drainage tiles, ditches, feeders and laterals, reversionary rights of the Metropolitan Sanitary District of Greater Chicago as set forth in document number 24604355 recorded August 29, 1979, all other covenants, conditions, and restrictions of record and general Taxes for 2003 and subsequent years.

Permanent Real Estate Index Number(s): 13-12-316-025, 13-12-316-010, 13-12-316-020, 13-12-316-021, 13-12-316-011, 13-12-316-013, 13-12-316-014, 13-12-316-015 and 13-12-316-023

Address(es) of Real Estate: 2950-2954 W. Lawrence Ave., Chicago, IL 60625

Dated this 25th day of May, 2004.

  
\_\_\_\_\_  
Douglass Bldg. Corp. a/k/a Douglass Building Corporation (SEAL)  
By: Wylie B. Douglass  
Its: President

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
341105 \$22,500.00  
06/04/2004 09:33 Batch 05075 2



74621 1013  
DEC HLC  
1ST AMERICAN TITLE Order #

5

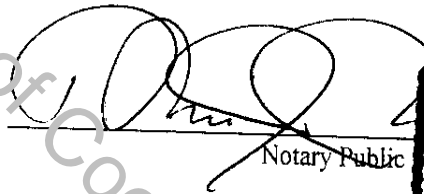
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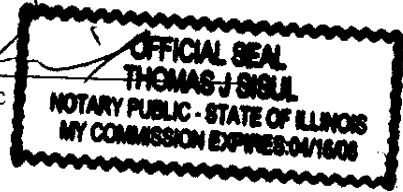
STATE OF ILLINOIS )  
                                  ) ss.  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Wylie B. Douglass as President of Douglass Bldg. Corp. a/k/a Douglass Building Corporation, personally known to me to be the same person whose name 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 waiver of the right of homestead.

(Impress Seal Here)

Given under my hand and official seal this 25th day of May, 2004

  
Notary Public



Mail to:  
Phillip I. Rosenthal  
3700 W. Devon Ave.  
Suite E  
Lincolnwood, IL 60712  
2134

Send subsequent tax bills to:  
Development by Real Concord, Inc.  
2800 Peterson  
Chicago, IL 60659

POSTAGE METER SYSTEMS

This instrument was prepared by:  
John C. Germanier  
Sisul Law Offices  
5120 Main Street  
Suite 3  
Downers Grove, IL 60515

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX



JUN - 4.04

REVENUE STAMP

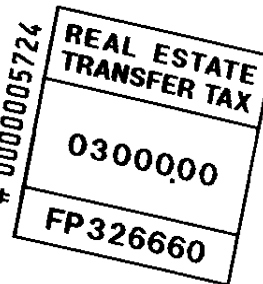
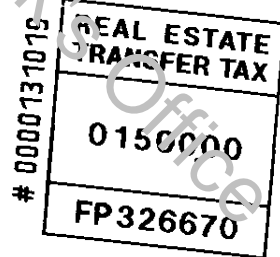
STATE OF ILLINOIS



JUN. - 4.04

STATE TAX

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE



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## EXHIBIT A

### Legal Description:

#### PARCEL 1:

THAT PART OF BLOCK 31 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 12 IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF BLOCK 31, DISTANT 317.87 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF THE NORTH SHORE CHANNEL OF THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO, AS ESTABLISHED BY DOCUMENT 4107804, RECORDED ON OCTOBER 5, 1907 FOR A DISTANCE OF 38.78 FEET TO A POINT ON THE NORTH LINE OF LAWRENCE AVENUE (BEING A LINE 33 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 31) SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTHWESTERLY ON THE AFORESAID RIGHT-OF-WAY LINE OF THE NORTH SHORE CHANNEL OF THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO, FOR A DISTANCE OF 186.50 FEET TO THE MOST SOUTHERLY CORNER OF A PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED AUGUST 29, 1978 AND RECORDED AS DOCUMENT NO. 24604355; THENCE NORTH 00 DEGREES 38 MINUTES 39 SECONDS EAST ALONG THE EASTERLY LINE OF THE AFORESAID DESCRIBED PARCEL OF LAND FOR A DISTANCE OF 20.35 FEET TO A POINT (SAID POINT ALSO BEING THE APPROXIMATE BEGINNING OF A FENCE); THENCE SOUTHERLY ALONG THE APPROXIMATE FENCE LINE A DISTANCE OF 218 FEET (PLUS OR MINUS) TO A POINT ON THE NORTH LINE OF LAWRENCE AVENUE, SAID POINT BEING 31 FEET, AS MEASURED ALONG THE NORTH LINE OF LAWRENCE AVENUE, EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG THE NORTH LINE OF LAWRENCE AVENUE A DISTANCE OF 31 FEET (PLUS OR MINUS) TO THE POINT OF BEGINNING

#### PARCEL 2:

THAT PART OF BLOCK 31 LYING SOUTHWESTERLY OF SANITARY DISTRICT RIGHT OF WAY IN JACKSON'S SUBDIVISION IN SECTIONS 11 AND 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND LYING NORTH OF A LINE DRAWN THROUGH A POINT ON THE WEST LINE OF SAID BLOCK 31, 289.4 FEET NORTH OF THE NORTH LINE OF LAWRENCE AVENUE AS MEASURED AT RIGHT ANGLES TO LAWRENCE AVENUE; THENCE RUNNING EAST PARALLEL TO THE NORTH LINE OF LAWRENCE AVENUE TO THE POINT OF INTERSECTION OF SAID LINE WITH THE SOUTHWESTERLY LINE OF THE SANITARY DISTRICT RIGHT OF WAY, EXCEPT THE PART, IF ANY, FALLING IN THE FOLLOWING DESCRIBED TRACT BEGINNING AT A POINT ON THE NORTH LINE OF LAWRENCE AVENUE 100 FEET EAST OF THE SOUTHWEST CORNER OF SAID BLOCK 31 IN JACKSON'S SUBDIVISION; THENCE NORTHERLY AT RIGHT ANGLES TO THE SOUTH LINE OF SAID BLOCK 31, 290 FEET; THENCE EAST 27 FEET 1 1/2 INCHES TO THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE SANITARY DISTRICT OF CHICAGO AT A POINT 347 FEET 1 3/8 INCHES NORTHWESTERLY FROM THE POINT OF INTERSECTION OF SAID LINE WITH THE NORTH LINE OF LAWRENCE AVENUE AND THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 132 FEET 7 3/8 INCHES; THENCE SOUTHERLY ON A LINE AT RIGHT ANGLES TO THE SOUTH LINE OF SAID BLOCK 31, 179 FEET 2 1/2 INCHES MORE OR LESS TO THE SOUTH LINE OF SAID BLOCK 31; THENCE WEST ALONG SAID SOUTH LINE OF SAID BLOCK 100 FEET TO THE PLACE OF BEGINNING.

#### PARCEL 3:

THAT PART OF BLOCK 31 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE

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## THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LAWRENCE AVENUE 50 FEET EAST OF THE WEST LINE OF BLOCK 31 IN JACKSON'S SUBDIVISION HEREIN DESCRIBED; THENCE EASTERLY ALONG THE NORTH LINE OF LAWRENCE AVENUE A DISTANCE OF 50 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE SOUTH LINE OF SAID BLOCK 31, A DISTANCE OF 289.4 FEET; THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE OF BLOCK 31 TO THE INTERSECTION WITH THE WEST LINE OF SAID BLOCK 31, A DISTANCE OF APPROXIMATELY 103.45 FEET; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK 31 TO A POINT 251.0 FEET NORTH OF THE NORTH LINE OF LAWRENCE AVENUE AS MEASURED ALONG THE WEST LINE OF SAID BLOCK 31, A DISTANCE OF 38.4 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 31 A DISTANCE OF 48.98 FEET; THENCE SOUTHERLY ALONG A LINE AT RIGHT ANGLES TO THE SOUTH LINE OF BLOCK 31 A DISTANCE OF 127.7 FEET; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF BLOCK 31 TO THE INTERSECTION WITH THE LINE AT RIGHT ANGLES TO THE SOUTH LINE OF BLOCK 31 RUNNING THROUGH THE PLACE OF BEGINNING, A DISTANCE OF APPROXIMATELY 4.0 FEET; THENCE SOUTHERLY ALONG SAID LINE AT RIGHT ANGLES TO THE SOUTH LINE OF SAID BLOCK 31 TO PLACE OF BEGINNING, A DISTANCE OF APPROXIMATELY 123.3 FEET IN COOK COUNTY, ILLINOIS.

## PARCEL 4:

EASEMENT IN PERPETUITY OVER THE REAL ESTATE HEREINAFTER DESCRIBED FOR THE BENEFIT OF PARCEL 2 AS CREATED BY GRANT FROM SAM EDELMAN AN ANNE EDELMAN, HIS WIFE, TO ISRAEL DORDEK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 27, 1944 AS DOCUMENT 13309558 FOR RIGHT OF WAY FOR INGRESS AND EGRESS, THE RIGHT TO PAVE AND REPAVE SAID REAL ESTATE AT THE SAME LEVEL AS THE PRESENT DRIVEWAY NOW LOCATED ON SAID PREMISES AND TO MAINTAIN SAID PAVING, AND THE RIGHT TO FULL, FREE AND UNINTERRUPTED ENJOYMENT OF LIGHT AND AIR OVER AND ACROSS; THAT PART OF BLOCK 31 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF SOUTH BLOCK 31 IN JACKSON'S SUBDIVISION HEREIN DESCRIBED, SAID POINT BEING 251 FEET NORTH OF THE NORTH LINE OF LAWRENCE AS MEASURED ALONG THE WEST LINE OF SAID BLOCK 31; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 31 A DISTANCE OF 48.98 FEET; THENCE SOUTHERLY ALONG A LINE AT RIGHT ANGLES TO THE SOUTH LINE OF SAID BLOCK 31 A DISTANCE OF 127.7 FEET FOR A PLACE OF BEGINNING; THENCE EASTERLY ALONG A LINE PARALLEL TO THE SOUTH LINE OF BLOCK 31 A DISTANCE OF APPROXIMATELY 4.0 FEET TO ITS INTERSECTION WITH A LINE AT RIGHT ANGLES TO THE SOUTH LINE OF BLOCK 31, RUNNING THROUGH A POINT IN THE NORTH LINE OF LAWRENCE AVENUE, 50 FEET EAST OF THE WEST LINE OF SAID BLOCK 31; THENCE SOUTHERLY ALONG SAID LINE AT RIGHT ANGLES TO THE SOUTH LINE OF SAID BLOCK 31 A DISTANCE OF APPROXIMATELY 123.3 FEET TO THE NORTH LINE OF LAWRENCE AVENUE; THENCE WESTERLY ALONG THE NORTH LINE OF LAWRENCE AVENUE A DISTANCE OF 4.0 FEET; THENCE NORTHERLY ALONG A LINE AT RIGHT ANGLES TO THE SOUTH LINE OF SAID BLOCK 31 A DISTANCE OF APPROXIMATELY 123.3 FEET TO THE PLACE OF BEGINNING, SITUATED IN COOK COUNTY ILLINOIS

## PARCEL 5:

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF LAWRENCE AVENUE 100 FEET EAST OF THE WEST LINE OF BLOCK 31 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHERLY AT RIGHT ANGLES TO THE SOUTH LINE OF SAID BLOCK 31, 297 FEET; THENCE EAST 297 FEET 1 1/2 INCHES TO THE SOUTHWEST LINE OF THE RIGHT-OF-WAY OF THE SANITARY DISTRICT OF CHICAGO AT A POINT 347 FEET 1 3/8 INCHES NORTHWEST FROM THE POINT OF INTERSECTION OF SAID LINE WITH THE NORTH LINE OF LAWRENCE AVENUE; THENCE SOUTHEAST ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE 132 FEET 7 3/8 INCHES; THENCE SOUTH ON A LINE AT RIGHT ANGLES TO THE

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SOUTH LINE OF SAID BLOCK 31, 179 FEET 2 1/2 INCHES MORE OR LESS TO THE NORTH LINE OF LAWRENCE AVENUE; THENCE WEST ALONG SAID NORTH LINE OF LAWRENCE AVENUE 100 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THAT PART OF BLOCK 31 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT IN THE NORTH LINE OF LAWRENCE AVENUE 200 FEET EAST FROM THE WEST LINE OF SAID BLOCK 31, RUNNING THENCE NORTHERLY AT RIGHT ANGLES TO THE SOUTH LINE OF SAID BLOCK 31 A DISTANCE OF 179 FEET 2 1/2 INCHES TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SANITARY DISTRICT OF CHICAGO; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE POINT OF INTERSECTION OF SAID SOUTHWESTERLY RIGHT-OF-WAY LINE WITH THE NORTH LINE OF LAWRENCE AVENUE; THENCE WESTERLY ALONG THE NORTH LINE OF LAWRENCE AVENUE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

A PARCEL OF LAND LYING IN THAT PART OF BLOCK 31 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST AND NORTH OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 31, 317.87 FEET EAST OF THE SOUTHWEST CORNER OF SAID BLOCK 31; THENCE NORTHWESTERLY ON A STRAIGHT LINE TO A POINT ON THE WEST LINE OF SAID BLOCK 31, 136.93 FEET SOUTH OF THE NORTHWEST CORNER OF SAID BLOCK 31, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 31; THENCE NORTH 88 DEGREES 57 MINUTES 40 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK 31, 317.87 FEET; THENCE NORTH 32 DEGREES 41 MINUTES 30 SECONDS WEST, 225.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1 DEGREE 02 MINUTES 20 SECONDS WEST, 20.35 FEET; THENCE NORTH 34 DEGREES 28 MINUTES 41 SECONDS WEST, 113.37 FEET; THENCE SOUTH 25 DEGREES 47 MINUTES 40 SECONDS WEST, 8.40 FEET; THENCE SOUTH 32 DEGREES 41 MINUTES 30 SECONDS EAST, 135.05 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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