

# UNOFFICIAL COPY

1082 ERIC - WA - 098315232

## SPECIAL WARRANTY DEED AND MEMORANDUM OF LEASE



04184331760

Doc#: 0418433176  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/02/2004 10:47 AM Pg: 1 of 3

THE GRANTOR, Matthew Alex Kurtzman and Douglas Steven Van Dyke, both single never married, for and in recognition of valuable consideration, hereby transfers to Omer Ehtisham ("Grantee"), by this Special Warranty Deed and Memorandum of Lease, the following described Real Estate:

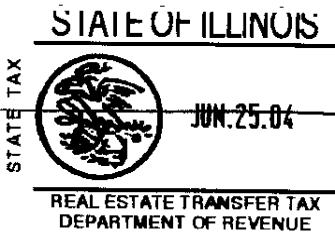
SEE ATTACHED LEGAL DESCRIPTION

PERMANENT REAL ESTATE INDEX NUMBERS: 17-04-115-068-0000

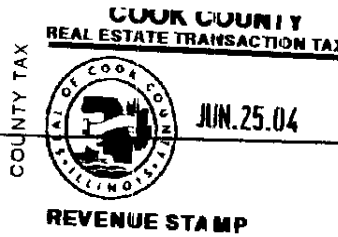
COMMONLY KNOWN AS: 1501 N. Clybourn, Unit A, Chicago, Illinois 60610

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises.

Subject to: general real estate taxes not yet due and payable; covenants, conditions and restrictions of record; building lines and easements; association dues and assessments if any; acts of Grantee; and all conditions and restrictions set forth in that Special Warranty Deed and Memorandum of Lease dated September 30, 1999, and recorded by the Cook County Recorder of Deeds, October 6, 1999 as Document No. 99946627.



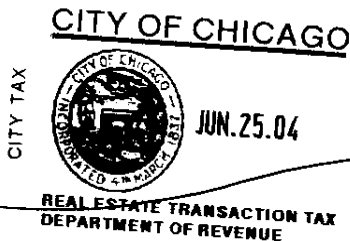
STATE TAX
JUN.25.04
# 0000071942
REAL ESTATE TRANSFER TAX
0043500
FP 102808



COUNTY TAX
JUN.25.04
# 0000072130
REAL ESTATE TRANSFER TAX
0021750
FP 102802

BOX 333-071

KurtzmanVanDyke.All



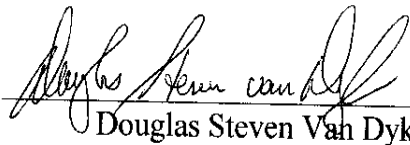
CITY TAX
JUN.25.04
# 0000012418
REAL ESTATE TRANSFER TAX
0326250
FP 102805

3/8

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DATED as of this 20 day of May, 2004.

  
Matthew Alex Kurtzman

  
Douglas Steven Van Dyke

This instrument was prepared by David S. Gordon of David S. Gordon & Associates, 731 N. Milwaukee Avenue, Libertyville, Illinois 60048.

MAIL TO:  
John Miller  
155 N. Michigan Avenue, Suite 621  
Chicago, Illinois 60601

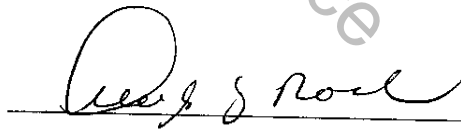
SEND SUBSEQUENT TAX BILLS TO:  
Omer Ehtisham  
1501 N. Clybourn, Unit A  
Chicago, IL 60610

State of Ill )  
 ) SS  
County of Cook )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Matthew Alex Kurtzman and Douglas Steven Van Dyke, personally known to me to be the same person(s) whose name is (are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged signing, sealing and delivering 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 20 day of May, 2004.

Commission expires 12/20/06, \_\_\_\_\_





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STREET ADDRESS: 1501 W. CLYBURN AVENUE #A  
 CITY: CHICAGO COUNTY: COOK  
 TAX NUMBER: 17-04-101-036-0000

**LEGAL DESCRIPTION:**

PARCEL 1:

LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1(H) OF THE CONDITIONS AND STIPULATIONS OF THE POLICY) CREATED BY INSTRUMENT (REFERRED TO HEREIN AS THE SUBLEASE), A MEMORANDUM OF WHICH WAS RECORDED OCTOBER 6, 1999 AS DOCUMENT NUMBER 99946627, WHICH DEMISES THE LAND BUT NOT THE IMPROVEMENTS LOCATED THEREON FOR A TERM OF YEARS BEGINNING SEPTEMBER 30, 1999 AND ENDING NOVEMBER 30, 2093; BEING A SUBLEASE OF PART OF THAT LEASEHOLD ESTATE CREATED BY INSTRUMENT DATED FEBRUARY 1, 1995 (REFERRED TO HEREIN AS THE GROUND LEASE) A MEMORANDUM OF WHICH WAS RECORDED APRIL 27, 1995 AS DOCUMENT NUMBER 95278768, WHICH DEMISES THE LAND AND OTHER LAND FOR A TERM OF YEARS BEGINNING APRIL 7, 1995 AND ENDING NOVEMBER 30, 2093.

SUBPARCEL A:

THAT PART OF LOT 6 IN BLOCK 4, OF ORCHARD PARK SUBDIVISION, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 98901233, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WEST CORNER OF SAID LOT 6; THENCE NORTH 45 DEGREES, 00 MINUTES, 00 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT, 24.88 FEET TO THE CENTER LINE, AND ITS EXTENSION, OF A PARTY WALL; THENCE SOUTH 45 DEGREES, 00 MINUTES, 47 SECONDS EAST, ALONG SAID CENTER LINE AND ITS EXTENSION, 69.50 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 6; THENCE SOUTH 45 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG SAID SOUTHEASTERLY LINE, 24.89 FEET TO THE MOST SOUTH CORNER OF SAID LOT 6; THENCE NORTH 45 DEGREES, 00 MINUTES, 00 SECONDS WEST, 69.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SUBPARCEL B:

EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 AS CREATED, DEFINED AND LIMITED BY INSTRUMENT (DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR ORCHARD PARK) DATED DECEMBER 30, 1996 AND RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983509 OVER, UPON AND ACROSS THE COMMON AREA (AS DEFINED AND DESCRIBED THEREIN).

SUBPARCEL C:

EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCELS A AND 2 AS CREATED DEFINED AND LIMITED BY INSTRUMENT (EASEMENT AGREEMENT) RECORDED SEPTEMBER 6, 1996 AS DOCUMENT NUMBER 96683222 OVER, UPON AND ACROSS PRIVATE STREET.

PARCEL 2:

IMPROVEMENTS (BUT NOT THE COMMON AREA IMPROVEMENTS) AS CREATED, DEFINED AND LIMITED BY INSTRUMENT (DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR ORCHARD PARK) DATED DECEMBER 30, 1996 AND RECORDED DECEMBER 31, 1996 AS DOCUMENT NO. 96983509 LOCATED ON THE LAND.