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WARRANTY DEED

200401528 1/3 (5)



Doc#: 0419135220
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/09/2004 02:18 PM Pg: 1 of 3

THE GRANTOR(S), SUNIL
T. JOSEPH AND SINY J. JOSEPH,
HUSBAND AND WIFE, of the City
of Chicago, Cook County, Illinois,
for and in consideration of the sum
TEN AND NO/100 (\$10.00)
DOLLARS and other good and
valuable consideration in hand paid,
do **CONVEY AND WARRANT TO**

The above space for recorder's use only

GRANTEE

^{AG.}
JOSEPH CLARK

1706 WEST MELROSE

CHICAGO, ILLINOIS 60657

the following described real estate in Cook County, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NUMBER: 14-30-403-091-1045 * 14-30-403-091-1221
PROPERTY ADDRESS: 1735 W. DIVERSEY - UNIT 312 - CHICAGO, ILLINOIS 60614

SUBJECT TO; GENERAL REAL ESTATE TAXES; COVENANTS, CONDITIONS AND
RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY.

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

DATED this 25th day of June, 2004.


SUNIL T. JOSEPH

(SEAL)


SINY J. JOSEPH

(SEAL)

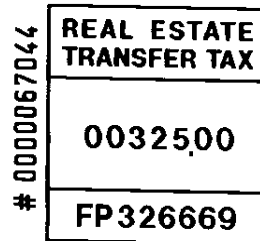
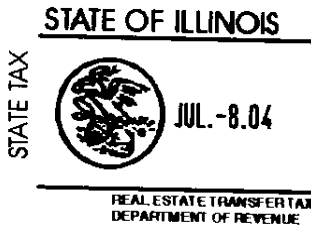
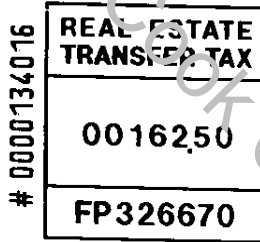
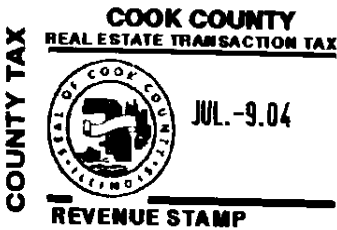
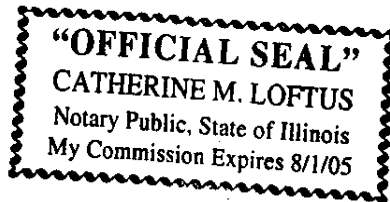
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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, Catherine M. Loftus, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DOES HEREBY CERTIFY** that **SUNIL T. JOSEPH AND SINY J. JOSEPH, HUSBAND AND WIFE**, 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 they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 25th day of June, 2004.

Catherine M. Loftus
NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY FRANK E. JEFFERS III, ATTORNEY, 127 WEST WILLOW AVENUE, WHEATON, ILLINOIS 60187.

RETURN DEED TO:
JOHN HARING
ATTORNEY AT LAW
5511 W. ARDMORE AVENUE
CHICAGO, IL 60646

MAIL TAX BILL TO
JOSEPH CLARK
1735 W. DIVERSEY - UNIT 312
CHICAGO, IL 60614

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
344847 \$2,437.50
07/09/2004 11:31 Batch 02239 8



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PARCEL 1:
LOT 1 AND THE NORTH 18 FEET OF LOT 2 IN LUETGERT'S SUBDIVISION OF BLOCK 1 IN FULLERTON'S FOURTH ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH ½ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE STRIP OF LAND (FORMERLY THE EAST AND WEST ALLEY BUT NOW VACATED) 16 FEET WIDE LYING SOUTH AND ADJOINING THE WHOLE LENGTH OF THE SOUTH LINE OF THAT PART OF LOT 1 LYING EAST OF THE WEST 175 FEET OF SAID LOT 1, THE WEST LINE OF SAID STRIP BEING THE EAST LINE OF SAID LOT 2 IN LUETGERT'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
LOT 3 IN THE SUBDIVISION OF LOT 2 IN LUETGERT'S SUBDIVISION OF BLOCK 1 IN FULLERTON'S FOURTH ADDITION TO CHICAGO AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THE WEST ½ OF THAT PART OF NORTH HERMITAGE AVENUE VACATED, LYING SOUTH OF THE SOUTH LINE OF DIVERSEY PARKWAY AND NORTH OF THE SOUTH LINE (EXTENDED WEST ACROSS SAID VACATED AVENUE) OF THE NORTH 70 FEET OF LOT 2 IN THE NORTH WESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:
THAT PART OF LOT 3 IN THE RESUBDIVISION AFORESAID BY THE NORTH WESTERN TERRA COMPANY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE WEST ON THE NORTH LINE OF SAID LOT, 132.92 FEET, THENCE SOUTHEASTERLY ON A CURVED LINE RADIUS 163.05 FEET CURVED CONVEX TO THE NORTHEAST CONCENTRIC TO AND 8.75 FEET NORTHEASTERLY OF THE CENTER LINE OF INDUSTRIAL RAILROAD TRACK AS NOW LOCATED A DISTANCE OF 103.51 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 70 FEET OF LOT 2 AFORESAID EXTENDED WEST, THENCE EAST ON SAID LINE 42 FEET TO THE EAST LINE OF LOT 3, THENCE NORTH 45 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THAT PART OF LOT 3 (SOMETIMES CALLED BLOCK 3) IN NORTH WESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 15.32 FEET OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) WITH A LINE 890 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) AND RUNNING THENCE WEST ON THE LAST ABOVE MENTIONED PARALLEL LINE A DISTANCE OF 189 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) A DISTANCE OF 41.38 FEET; THENCE WEST A DISTANCE OF 95.33 FEET TO A POINT 931.63 FEET NORTH OF A WESTWARD EXTENSION OF SAID SOUTH LINE OF LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) THENCE NORTHWARDLY, EASTWARDLY AND SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 142.16 FEET AND CONVEX WESTERLY, NORTHERLY, AND EASTERLY A DISTANCE OF 446.62 FEET TO A POINT ON SAID WEST LINE OF THE EAST 15.32 FEET OF SAID LOT 3 (SOMETIMES CALLED BLOCK 3) AND THENCE SOUTH ALONG THE WEST LINE OF THE EAST 15.32 FEET A DISTANCE OF 43.83 FEET TO THE POINT OF BEGINNING, (EXCEPT THEREFROM THAT PART OF THE FOREGOING PARCEL WHICH LIES SOUTH OF A LINE WHICH IS 972 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE AND A WESTARD EXTENSION THEREOF OF SAID LOT 3), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 7:
EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 6 AS SET FORTH IN AGREEMENT DATED FEBRUARY 28, 1957 AND RECORDED MARCH 8, 1957 AS DOCUMENT 16844496 AND AS CREATED BY DEED FROM NORTHWESTERN TERRA COTTA COMPANY TO 1735 DIVERSEY CORPORATION RECORDED SEPTEMBER 23, 1953 AS DOCUMENT 15726837.

PARCEL 8:
THE EXCLUSIVE RIGHT TO STORAGE LOCKER S-59, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00038514.

COMMONLY KNOWN AS: 1735 W. DIVERSEY UNIT #312, CHICAGO, IL 60614