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Doc#: 0420501023
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/23/2004 08:34 AM Pg: 1 of 4

This instrument drafted by:
Michael J. Sreenan
853 N. Elston Avenue
Chicago, IL 60622

WARRANTY DEED

This indenture, made March 8, 2004 between Western Phase II, L.L.C., an Illinois limited liability company ("Grantor") and Michele T. Sproviero married to Daniel Harrison,

("Grantee") whose address is: 2320 W. Wolfram Street, 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 28 (COMMONLY KNOWN AS-2320 W. WOLFRAM ST.)

821 7149
CTIC
JBS
187

THAT PART OF LOTS 11, 12, 13 AND THE SOUTH 84 FEET OF LOT 46, ALL IN 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 SOUTHWEST CORNER OF SAID LOT 18; THENCE N 89°54'25" E,, ALONG THE NORTH LINE OF WEST WOLFRAM STREET, A DISTANCE OF 162.00 FEET; THENCE N 00°00'00" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 10.59 FEET; THENCE N 90°00'00" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 24.37 FEET; THENCE N 00°00'00" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 99.97 FEET TO THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; THENCE N 90°00'00" W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 50.10 FEET; THENCE N 00°00'00" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 20.02 FEET; THENCE N 90°00'00" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 15.67 FEET; THENCE N 00°00'00" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 4.98 FEET; THENCE N 90°00'00" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE 16.60 FEET; THENCE N 00°00'00" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 8.08 FEET; THENCE N 90°00'00" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 17.83 FEET; THENCE S 00°00'00" E, 33.08 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 33

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STATE TAX

STATE OF ILLINOIS



JUL. 20. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000073607

REAL ESTATE TRANSFER TAX
00528.00
FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JUL. 20. 04


REVENUE STAMP

0000073798

REAL ESTATE TRANSFER TAX
00264.00
FP 102802

CITY TAX

CITY OF CHICAGO



JUL. 20. 04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000073344

REAL ESTATE TRANSFER TAX
03960.00
FP 102805

Property of Cook County Clerk's Office

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Notary Public

Upon recordation, return to:

PAUL J. MAGANZINI
1116 South Boulevard
OAK PARK, ILL

Property of Cook County Clerk's Office

