

# UNOFFICIAL COPY



First American Title Insurance Company



Doc#: 0425204052  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 09/08/2004 09:49 AM Pg: 1 of 3

WARRANTY DEED  
ILLINOIS STATUTORY  
Individual

Property of Cook County Clerk's Office

27C W 15th St

THE GRANTOR(S) Richard J. Horbaczewski, individually, and Jacqueline S. Gennett, individually, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Brian Mannakee, of 1327 South Indiana, Chicago, Illinois 60605 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, General taxes for the year 2003 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2004.

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

Permanent Real Estate Index Number(s): 17-21-210-126-0000  
Address(es) of Real Estate: 27C West 15th Street, Chicago, Illinois 60605

3  
Ad

Dated this 23rd day of April, 20 04

Richard J. Horbaczewski

Jacqueline S. Gennett

1st AMERICAN TITLE order #

88820

1965

CITY OF CHICAGO

CITY TAX



AUG. 23. 04

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000009112

REAL ESTATE TRANSFER TAX
0600000
FP 102812

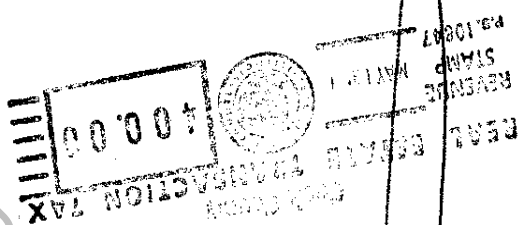
Warranty Deed - Individual

FASTDocs 11/2002

# UNOFFICIAL COPY

FASTDocs 11/2002

Warranty Deed - Individual

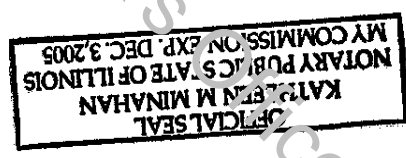


Property of Cook County Clerk's Office

**Mail To:**  
David W. Daudell, Esq.  
Law Office of David W. Daudell  
33 North LaSalle Street, Ste. 2100  
Chicago, IL 60602  
(312) 701-0012 phone  
(312) 701-9056 fax

**Name and Address of Taxpayer:**  
Brian Mannakee  
27C West 115<sup>th</sup> Street  
Chicago, Illinois 60605

**Prepared by:**  
Regina A. Scannicchio, Esq.  
Scannicchio & Associates  
33 North LaSalle Street, Ste. 1210  
Chicago, IL 60602  
(312) 782-8274 phone  
(312) 782-1595 fax



*Kathryn M. Minahan*  
(Notary Public)

Given under my hand and official seal, this 23rd day of April, 2004

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Richard J. Horbaczewski, individually and Jacqueline Gennett, individually, personally known to me to be the same person(s) whose name(s) are 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, including the release and waiver of the right of homestead.

STATE OF ILLINOIS, COUNTY OF Cook ss.

**Legal Description:****UNOFFICIAL COPY****PARCEL 1:**

LOT 20 IN DEARBORN MEWS SUBDIVISION BEING A SUBDIVISION OF LOTS 4, 5, 6, 7, 24, 25, 26, 27 AND THE NORTH 4 FEET OF LOT 8 IN WILDER'S SOUTH ADDITIONAL TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE VACATED NORTH-SOUTH 16 FOOT VACATED ALLEY LYING WEST OF ANY ADJOINING LOTS 24, 25, 26, AND 27 AFORESAID AND THE EAST 16 FEET OF VACATED DEARBORN STREET LYING WEST OF AND ADJOINING LOTS 16 TO 22 AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3, 1999 AS DOCUMENT NUMBER 99204033 ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

AN EXCLUSIVE PERPETUAL EASEMENT (LANDSCAPE EASEMENT) FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENT AND COVENANTS DATED SEPTEMBER 17, 1998 BY AND BETWEEN SOUTH STATE STREET CORPORATION AND CITYVIEW, L.L.C., RECORDED SEPTEMBER 21, 1998 AS DOCUMENT 98839411 FOR THE PURPOSE OF THE ERECTION, INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND RENEWAL OF LANDSCAPING, OVER THE FOLLOWING DESCRIBED LAND;

THE NORTH FOUR (4) FEET OF THE WESTERLY PARCEL AS DEFINED HEREIN: LOT 23, AND THAT PART OF THE VACATED ALLEY ADJACENT AND IMMEDIATELY EAST OF SAID LOT 23, IN WILDER'S SOUTH ADDITIONAL TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH THE NORTH FOUR (4) FEET OF THE EASTERLY PARCEL AS DEFINED HEREIN: LOT 8 (EXCEPT THE NORTH FOUR (4) FEET THEREOF) IN WILDER'S SOUTH ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

A PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENT AND COVENANTS DATED SEPTEMBER 17, 1998 BY AND BETWEEN SOUTH STATE STREET CORPORATION AND CITYVIEW, L.L.C., RECORDED SEPTEMBER 21, 1998 AS DOCUMENT 98839411 FOR THE PURPOSE OF LIGHT AND AIR ABOVE THE SURFACE OF THE NORTHERLY FORTY-SIX FEET OF THE LAND DESCRIBED AS FOLLOWS;

THE SOUTH 30 FEET OF LOT 9, ALL OF LOTS 10, 11, 20, 21, 22 AND 23, AND WITH THAT PART OF 16 FOOT ALLEY VACATED PER DOCUMENT NUMBER 5858039 ALL IN WILDER'S SOUTH ADDITION TO CHICAGO, SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH THE SOUTH 1/2 OF THE VACATED EAST-WEST 20 FOOT ALLEY, LYING NORTH OF AND ADJOINING THE SAID SOUTH 30 FEET OF LOT 9, AND THE WEST 1/2 OF THE VACATED NORTH-SOUTH 16-FOOT PUBLIC ALLEY LYING EAST OF AND ADJOINING SAID LOT 23, AND ALL OF THE VACATED NORTH-SOUTH 16 FOOT PUBLIC ALLEY LYING EAST OF AND ADJOINING THE NORTH 20 FEET OF SAID LOT 22.

THE EAST ONE- HALF ON (PROPOSED) VACATED SOUTH DEARBORN STREET LYING WEST OF AND ADJOINING PARCEL 1 AFORESAID.

LOT 8 (EXCEPT THE NORTH 4 FEET) IN WILDER'S SOUTH ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH THE NORTH 1/2 OF THE VACATED EAST-WEST 20-FOOT ALLEY LYING SOUTH OF AND ADJOINING LOTS AFORESAID, ALSO, THE EAST 1/2 OF THE VACATED NORTH-SOUTH 16-FOOT ALLEY LYING EAST OF AND ADJOINING ALL OF LOT 8 AFORESAID.

**PARCEL 4:**

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS FOR DEARBORN MEWS SUBDIVISION, CHICAGO, ILLINOIS RECORDED MARCH 5, 1999 AS DOCUMENT NUMBER 99215226. (AFFECTS LOTS 1 TO 22)

<b>EXHIBIT</b> <u>    A    </u>
---------------------------------