

# UNOFFICIAL COPY



Doc#: 0431535093  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 11/10/2004 08:38 AM Pg: 1 of 3

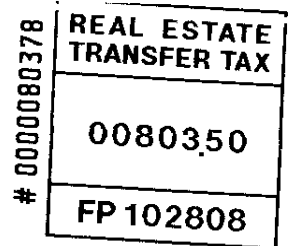
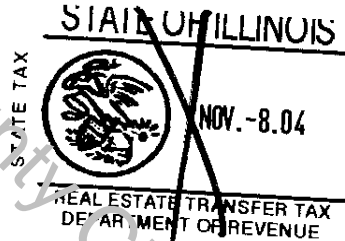
## WARRANTY DEED

### THE GRANTOR

EDGEWATER SQUARE LLC

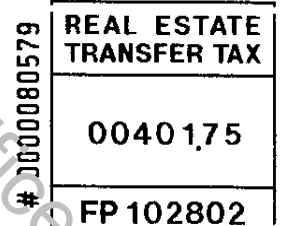
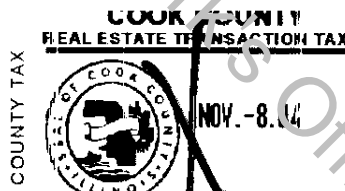
A limited liability company created and existing under  
And by virtue of the laws of the State of Illinois  
And duly authorized to transact business in the State of  
Illinois, for and in consideration of the sum of Ten and  
No/100 (\$10.00) ----- DOLLARS, and  
For other good and valuable considerations \_\_\_\_\_  
\_\_\_\_\_ in hand paid and pursuant to authority  
given by the Board of Directors of the managing members  
of said corporation, CONVEYS AND WARRANTS to:

Sean P. O'Brien and Angela D. O'Brien, husband and wife,  
Of 1613 West LeMoyn, Chicago, Illinois 60622, as  
Joint Tenants, Tenants by the Entirety,



the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

See Attached Legal.



Permanent Real Estate Index Number(s): 14-06-408-047 (New PIN for 2004)  
Address(es) of Real Estate: 1619 West Rosehill, Chicago, Illinois 60660  
SUBJECT TO: covenants, conditions, and restrictions of record,  
Document No.(s) 0331118063, 0331118064, 0331118065 and 0414039061 and to General Taxes  
for 2003 and subsequent years.  
2004

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
356505 \$6,026.25  
10/21/2004 10:49 Batch 06265 43



Box 334- CT1

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# UNOFFICIAL COPY

In Witness Whereof, the Grantor has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, this 30th day of August, 2004.

Edgewater Square LLC

by Wendy Andrews  
President of Managing Member

Attest: J. Paul Bertsche  
Secretary of Managing Member

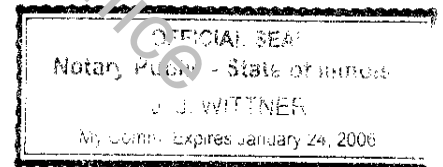
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Wendy Andrews, personally known to me to be the President of the managing member of Edgewater Square LLC and J. Paul Bertsche, personally known to me to be the Secretary of the managing member of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30<sup>th</sup> day of August, 2004.

Commission expires Jan 24, 2006. \_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by J. Paul Bertsche, 3880 North Milwaukee Avenue, Chicago, IL 60641

Mail to: Christina Perez  
440 W. Randolph, #500  
Chicago, IL 60606



Send Subsequent Tax Bills to: Sean & Angela O'Brien  
1619 Rosehill  
Chicago, IL 60660

**UNOFFICIAL COPY**  
CHICAGO TITLE INSURANCE COMPANY**COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A (CONTINUED)**

ORDER NO.: 1401 008217578 DB

**5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:****PARCEL 1:**

THE EAST 37.33 FEET OF THE WEST 149.33 FEET, LAYING NORTH OF THE NORTH LINE OF 12.00 FOOT EAST AND WEST PUBLIC ALLEY, AS MEASURED PERPENDICULAR TO THE WEST LINE OF THAT TRACT OF LAND DESCRIBED AS FOLLOWS: THAT PART OF LOTS 2,3, 6 AND 7, AND THE EAST 45 FEET LYING IMMEDIATELY EAST OF SAID LOTS 6 AND 7 IN THE TOWN OF CHITTENDEN IN SECTIONS 6 AND 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS SET FORTH IN PLAT OF SUBDIVISION RECORDED ON MAY 18, 1885 (ANTE FIRE).

FALLING WITHIN THE FOLLOWING DESCRIBED TRACT: THE SOUTH 100.00 FEET OF THE NORTH 278.52 FEET OF THE EAST 246.95 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT ALLEYS AND THAT PART TAKEN FOR WIDENING OF NORTH CLARK STREET), IN COOK COUNTY, ILLINOIS.

ALSO, LOTS 1, 2, 3, 4 AND 5 (EXCEPT THAT PART TAKEN BY OR CONVEYED TO THE CITY OF CHICAGO FOR STREET PURPOSES) IN BLOCK 3 IN ASHLAND AVENUE AND CLARK STREET ADDITION TO EDGEWATER, BEING A SUBDIVISION IN PARTS OF SECTIONS 5 AND 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF THE PARCELS AFORESAID AS CREATED BY AND SET FORTH IN THE RESERVATION AND GRANT OF EASEMENT FOR INGRESS AND EGRESS AND FOR PUBLIC UTILITIES RECORDED AS DOCUMENT NUMBER 0414039061.

PIN 14-06-408-047

Address 1619 W. Rosehill, Chicago, IL 60660