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WARRANTY DEED
4346531SXT

317



Doc#: 0431747080
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/12/2004 10:57 AM Pg: 1 of 3

THIS INDENTURE, made this day of October ²⁸ 2004, between the Grantor, 1305 West Belmont LLC an Illinois Limited Liability Company and the Grantee, Andrea Durkin & Bassem Ghaly, ~~as~~ as joint tenants ^{and not} as tenants in common, ~~but~~ as tenants by the entirety, of the City of Chicago, State of Illinois, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt and sufficiency of which is hereby acknowledged, does hereby CONVEY and WARRANT unto the party of the second part the following described real estate, situated in the City of Chicago, County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject only to, if any; (i) real estate taxes taxes not yet due and payable; (ii) zoning and building laws or ordinances; (iii) all rights, easements, restrictions, conditions and reservations of record or contained in the Lakewood Court Homeowner's Association Declaration (the "Declaration") and a reservation by The Lakewood Court Homeowner's Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Lakewood Court Townhome's of the rights and easements set forth in the Declaration; (iv) Utility easements of record, provided the Premises does not encroach thereon; and (v) such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part forever.

Grantor hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the below described real estate, the rights and easements for the benefit of said property set forth in the Declaration aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated and length herein.

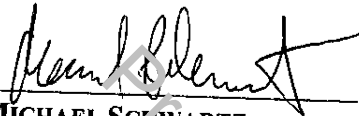
The Tenant of the Unit waived or failed to exercise the option to purchase the Unit.

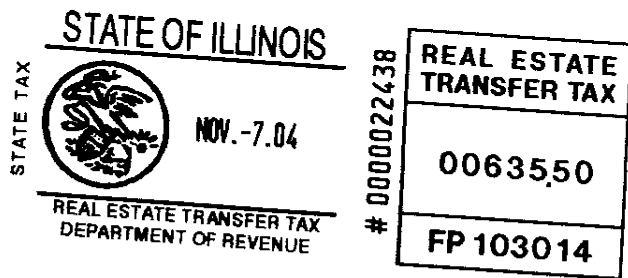
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PIN: 14-29-102-024-0000; 14-29-102-025-0000; 14-29-102-026-0000; 14-29-102-027-0000;
14-29-102-028-0000; 14-29-102-029-0000; 14-29-102-030-0000
(affects underlying land and other property)

Common Address: **1315 West Belmont, Chicago, Illinois 60657**

DATED THIS 22th DAY OF October, 2004.



MICHAEL SCHWARTZ
MANAGER
1305 WEST BELMONT LLC



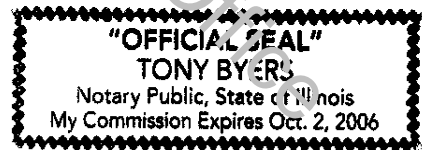
STATE OF Illinois)
COUNTY OF Cook) ss.

I, Tony Byers, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **Michael Schwartz, Manager of 1305 West Belmont LLC** personally 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 he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 22nd day of October, 2004


Notary Public

Commission expires 10/2, 2006



This document prepared by:

Vida Gosrisirikul
D'Souza & Gosrisirikul, Ltd.
2303 W. North Avenue
Chicago, Illinois 60647

After recording return to:

Dean J. Papadakis
Kaplan Papadakis & Gournis, LLP
180 North LaSalle, #2108
Chicago, Illinois 60601

Send future tax bills to:

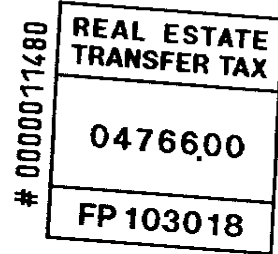
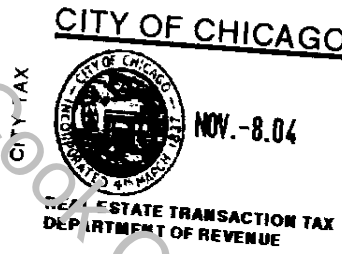
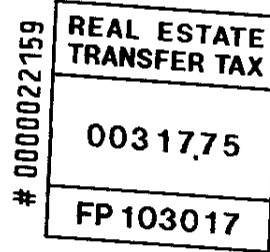
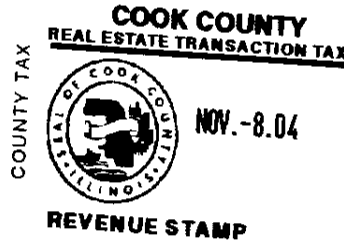
Andrea Durkin & Bassem Ghaly
1315 West Belmont
Chicago, Illinois 60618

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ORDER NO.: 1301 - 004346531
ESCROW NO.: 1301 - 004346531

1

STREET ADDRESS: 1301-1317 BELMONT AVENUE, UNIT 1315
CITY: CHICAGO ZIP CODE: ~~60618~~ 60657 COUNTY: COOK
TAX NUMBER: 14-29-102-024-0000 & 025, 026, 027, 028, 029, 030



LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF LOTS 169 TO 175, BOTH INCLUSIVE, TAKEN AS A TRACT, IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1 TO 4, THE NORTH 1/2 OF LOT 6 AND ALL OF LOT 7 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE, IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 21.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE NORTH SIDE OF SAID TRACT, A DISTANCE OF 17.0 FEET; THENCE SOUTH PERPENDICULAR TO THE NORTH LINE OF SAID TRACT, A DISTANCE OF 67.73 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID TRACT, A DISTANCE OF 17.0 FEET; THENCE NORTH PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 67.73 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, REFUSE AREA AND UTILITIES FOR THE BENEFIT OF PARCEL 1, AS ESTABLISHED BY THE DECLARATION RECORDED SEPTEMBER 2, 2004 AS DOCUMENT NUMBER 0424634111, IN COOK COUNTY, ILLINOIS.