

# UNOFFICIAL COPY



Doc#: 0432214090  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 11/17/2004 08:42 AM Pg: 1 of 3

①  
392989

## WARRANTY DEED (STATUTORY - ILLINOIS)

THE GRANTOR, **JOHN W. MARTIN**,  
divorced and not since remarried,

of the City of Chicago, County of Cook,  
State of Illinois, for and in consideration of the sum  
of TEN (\$10.00) DOLLARS, in hand paid, the sufficiency of  
which is hereby acknowledged, CONVEYS and WARRANTS to:

**MJA REALTY, LLC, a Delaware Limited Liability Company**  
CURRENT ADDRESS: 5250 N. BROADWAY, STE. 129, CHICAGO, IL 60640

GRANTEE,

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: SEE ATTACHED LEGAL DESCRIPTION, TO HAVE AND TO HOLD FOREVER, subject to: General Taxes for the year 2003, and subsequent years, and to Covenants, Conditions, Easements and Restrictions of Record.

PINS: 20-05-200-028-0000 AND 20-05-200-034-0000

Address of Real Estate: 3943-3949 & 3929 S. RACINE AVE., CHICAGO, IL 60609-2523

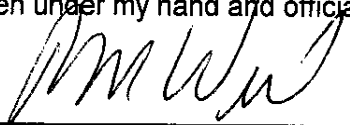
DATED THIS 28 DAY OF September, 2004:

  
\_\_\_\_\_  
JOHN W. MARTIN

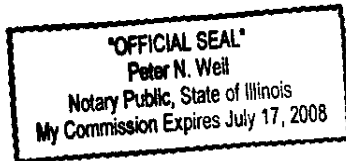
③  
AC

State of Illinois, County of Lake ) ss: I the undersigned, a Notary Public in and for said County, DO HEREBY CERTIFY THAT: **JOHN W. MARTIN**, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day, in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the use and purposes set forth therein.

Given under my hand and official seal this 28 day of September, 2004.

  
\_\_\_\_\_  
NOTARY PUBLIC

Commission Expires: 7-17-08



Box 15

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

OF THE PREMISES COMMONLY KNOWN AS:

**3943-3949 & 3929 S. RACINE AVENUE, CHICAGO, IL 60609-2523**

SEE ATTACHED LEGAL DESCRIPTION.

**PINS: 20-05-200-028-0000 AND 20-05-200-034-0000**

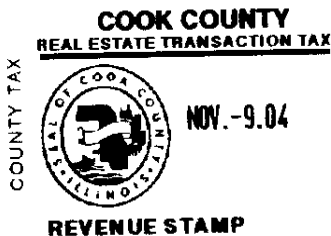
Instrument Prepared By: Peter N. Weil, Esq.  
175 Old Half Day Rd., Ste. 134  
Lincolnshire, IL 60069

### AFTER RECORDING, MAIL TO:

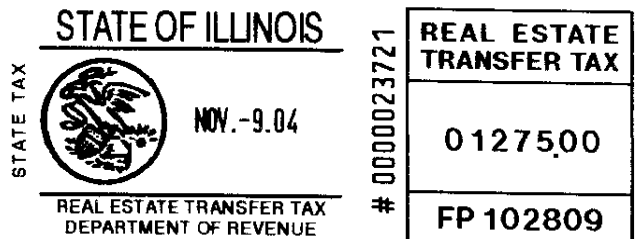
BRUCE A. SALK, ESQ.  
630 DUNDEE ROAD, STE. 120  
NORTHBROOK, IL 60062

### SEND SUBSEQUENT TAX BILLS TO:

MJA REALTY, LLC.  
5250 N. BROADWAY, STE. 129  
CHICAGO, IL 60640



# 0000023643	REAL ESTATE TRANSFER TAX
	0063750
	FP326707



**UNOFFICIAL COPY****LEGAL DESCRIPTION:**

**3943-3949 S. RACINE AVENUE; AND,  
3929 S. RACINE AVENUE  
CHICAGO, IL 60609-2523**

**PINS: 20-05-200-028-0000 & 20-05-200-034-0000**

PARCEL 1: THAT PART OF LOT 2 IN STOCK YARDS SUBDIVISION OF THE EAST 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 2342.35 FEET OF SAID EAST 1/2 OF SECTION 5 WITH THE SOUTH LINE OF THE NORTH 626.0 FEET OF SAID EAST 1/2 AND RUNNING THENCE WEST ALONG THE AFORESAID SOUTH LINE OF THE NORTH 626.0 FEET, A DISTANCE OF 242.99 FEET; THENCE NORTH ALONG A STRAIGHT LINE, A DISTANCE OF 167.13 FEET TO A POINT WHICH IS 2585.14 FEET WEST FROM THE EAST LINE OF SAID EAST 1/2 OF SECTION 5 AND ON THE SOUTHERLY LINE OF THE STRIP OF LAND CONVEYED TO THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY, BY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON OCTOBER 10, 1963 AS DOCUMENT NUMBER 18938207 (SAID SOUTHERLY LINE BEING A STRAIGHT LINE EXTENDING EASTWARDLY FROM A POINT WHICH IS 458.75 FEET SOUTH FROM THE NORTH LINE AND 2672.63 FEET WEST FROM THE EAST LINE OF SAID SECTION 5, TO A POINT WHICH IS 462.61 FEET SOUTH FROM THE NORTH LINE AND 439.31 FEET WEST FROM THE EAST LINE OF SAID SECTION 5); THENCE EASTWARDLY ALONG THE SOUTHERLY LINE OF SAID STRIP OF LAND, A DISTANCE OF 242.79 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST 2342.35 FEET OF SAID EAST 1/2 OF SECTION 5 AND THENCE SOUTH ALONG THE AFORESAID WEST LINE OF THE EAST 2342.35 FEET A DISTANCE OF 166.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 2 IN STOCK YARDS SUBDIVISION OF THE EAST 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDED WITHIN A PARCEL OF LAND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST LINE OF THE WEST 60 FEET OF SAID EAST 1/2 OF SECTION 5 AT A POINT THEREON WHICH IS 375.34 FEET SOUTH FROM THE NORTH LINE OF SAID EAST 1/2, AND RUNNING THENCE EAST ALONG A STRAIGHT LINE, A DISTANCE OF 211.17 FEET TO A POINT WHICH IS 375.78 FEET SOUTH FROM THE NORTH LINE OF SAID EAST 1/2; THENCE NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 368.52 FEET, A DISTANCE OF 89.35 FEET TO A POINT WHICH IS 292.96 FEET SOUTH FROM THE NORTH LINE AND 185.12 FEET EAST FROM THE WEST LINE OF SAID EAST 1/2 OF SECTION 5; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 71.94 FEET TO A POINT WHICH IS 326.27 FEET SOUTH FROM THE NORTH LINE AND 118.33 FEET EAST FROM THE WEST LINE OF SAID EAST 1/2 OF SECTION 5; THENCE NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 468.06 FEET, A DISTANCE OF 64.84 FEET TO A POINT ON SAID EAST LINE OF THE WEST 60 FEET OF SAID EAST 1/2 WHICH IS 298.13 FEET SOUTH FROM THE NORTH LINE OF SAID EAST 1/2 AND THENCE SOUTH ALONG THE AFORESAID EAST LINE OF THE WEST 60 FEET A DISTANCE OF 77.21 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS