

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individual)



Doc#: 0434811071
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 12/13/2004 09:56 AM Pg: 1 of 4

GRANTOR(S),
WESTERN WAY, INC.
a corporation created and existing
under and by virtue of the laws of
State of Illinois, and duly authorized
to transact business in the State of Illinois
for and in consideration of Ten Dollars
(\$10.00) and other good and valuable
consideration in hand paid, CONVEY(S)
and WARRANT(S) to the grantee(s),
KAI-DUC LUONG
6051 N. Mozart
Chicago, Il 60660

(The Above Space For Recorder's Use)

in the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:
See Legal Description attached hereto

In Witness Whereof, said Grantor has caused its corporate seal to hereto affixed and has caused its name to
be signed to these presents by its President, and attested by its Secretary, this 22 day of
November, 2004

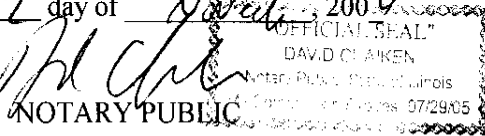
Western Way, Inc.

By: [Signature]
Leo Dukach, President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY
CERTIFY that Leo Dukach, personally known to me to be the President of the corporation, 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 to be affixed thereto, pursuant to the
authority given by the Board of Directors of said corporation, as the free and voluntary act of the
corporation, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 22 day of November, 2004



PIN: 14-07-303-004-0000; 14-07-303-005-0000
ADDRESS OF PROPERTY: 5107 N. Western, #3N, Chicago, Il 60625

This Document prepared by: David Chaiken, 111 W. Washington, #823, Chicago, Il 60602

copy
LND
STS067768
COLLINS
CTI

Box 334

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CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 DEC. -7.04

000018147
 #

REAL ESTATE TRANSFER TAX
 02400.00
 FP 102805

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 DEC. -7.04

000000000
 #

REAL ESTATE TRANSFER TAX
 00320.00
 FP 102808

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 DEC. -7.04

000000000
 #

REAL ESTATE TRANSFER TAX
 00160.00
 FP 102802

REVENUE STAMP

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Legal Description

UNIT NUMBER 3N IN THE I TERRAZI CONDOMINIUM AS DELINEATED ON
THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 6 AND 7 (EXCEPT THAT PART LYING WEST OF A LINE 50 FEET EAST OF THE WEST LINE OF SECTION 7) IN BLOCK 3 IN PORTSMAN ADDITION TO RAVENSWOOD, BEING A SUBDIVISION OF THE WEST 12 ACRES OF THE NORTH 31.21 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO KNOWN AS LOTS 6 AND 7 IN THE SUBDIVISION BY CLARA BECKER OF LOT 3 OF THE WEST 12 ACRES AFORESAID, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS) :

EXCEPTION PARCEL 1 :

THAT PART OF SAID LOTS 6 AND 7, LYING ABOVE A HORIZONTAL PLANE OF +28.26 CITY OF CHICAGO DATUM AND LYING BELOW A HORIZONTAL PLANE OF +41.48 CITY OF CHICAGO DATUM, DESCRIBED AS FOLLOWS : BEGINNING AT A POINT 7.99 FEET NORTH OF THE SOUTH LINE OF SAID LOT 7 AND 0.75 FEET EAST OF THE EAST LINE OF N. WESTERN AVENUE, SAID EAST LINE BEING A LINE 50 FEET EAST OF THE WEST LINE OF SECTION 7, AFORESAID; THENCE EAST, 5.5 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 3.98 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 22.98 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 19.13 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 3.59 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 3.70 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 25.89 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 18.55 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO :

EXCEPTION PARCEL 2 :

THAT PART OF SAID LOTS 6 AND 7, LYING ABOVE A HORIZONTAL PLANE OF +28.26 CITY OF CHICAGO DATUM AND LYING BELOW A HORIZONTAL PLANE OF +41.15 CITY OF CHICAGO DATUM, DESCRIBED AS FOLLOWS : BEGINNING AT A POINT 5.56 FEET SOUTH OF THE NORTH LINE OF SAID LOT 6 AND 0.75 FEET EAST OF THE EAST LINE OF N. WESTERN AVENUE, SAID EAST LINE BEING A LINE 50 FEET EAST OF THE WEST LINE OF SECTION 7, AFORESAID; THENCE SOUTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 18.82 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 25.86 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 3.70 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 8.06 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 0.47 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 5.92 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 6.27 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 19.63 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 12.42 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 15.94 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 2.34 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 7.34 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 2.34 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 29.61 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 4.04 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 6.59 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0428644062 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4 AS LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0428644062

There are no tenants in the building with the right of first refusal.

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

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

This deed is subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
4. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the Declaration; and
9. Acts done or suffered by the Purchaser.

Mail to: Lauren Alexander
270 S Atkinson Road A
Grayslake IL 60030

Sent Subsequent Tax Bills to:

Kai-Duc Luong
5107 N Western #3N
Chicago IL 60655

Property of Cook County Clerk's Office