

WARRANTY DEED

ILLINOIS STATUTORY
CORPORATION TO INDIVIDUAL

WTC #2059021 10P3 (7A)
MAIL TO:

Marc E. Sherwood
309 W. Washington Street, Suite 500
Chicago, Illinois 60606

NAME/ADDRESS OF TAXPAYER:

Leslie J. Nichols
Townhouse Unit No. A-6
2808 West Dickens
Chicago, Illinois



Doc#: 0501004069
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 01/10/2005 12:12 PM Pg: 1 of 4

RECORDER'S STAMP

M.G.R. TITLE
THE GRANTOR, 2617 W. EVERGREEN CORPORATION, a corporation 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 the consideration of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporations,
CONVEYS and WARRANTS unto
LESLIE J. NICHOLS
of Townhouse Unit A-6, 2808 West Dickens,
Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Legal Description attached hereto and made a part hereof.

Permanent Index Number: 13-36-119-016-0000 (undivided) affects underlying land

Commonly Known As: Townhouse Unit A-6,
2808 West Dickens, Chicago, Illinois

SUBJECT TO: See Legal Description attached hereto and made a part hereof.

In Witness Whereof, the said Grantors have caused their respective names to be signed to these presents by their respective Presidents this 30th day of December, 2004.

2617 W. EVERGREEN CORPORATION,
an Illinois corporation

BY: x Krzysztof Miscierewicz
Krzysztof Miscierewicz, Its President

City of Chicago

Dept. of Revenue

364864

01/07/2005 12:48 Batch 02244 9



Real Estate

Transfer Stamp

\$3,022.50

UNOFFICIAL COPY

State of Illinois)
) SS
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Krzysztof Miscierewicz, personally known to me to be the President of 2617 W. EVERGREEN CORPORATION, and 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 as such President he signed and delivered the said instrument as President of said corporation, 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 30th day of December 2004

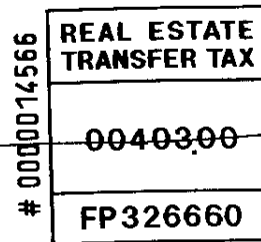
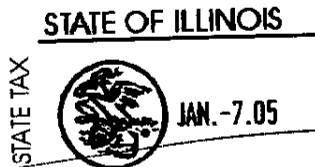
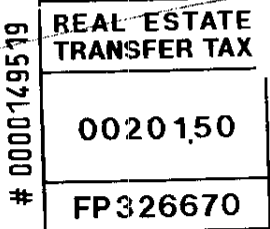
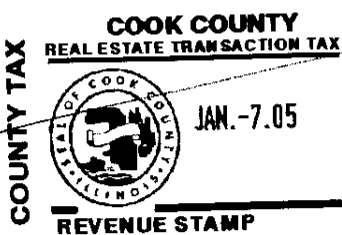


John E. Lovstrand
 Notary Public

My commission expires: 9-4-2006

This instrument prepared by

John E. Lovstrand
 PALMISANO & LOVSTRAND
 19 South LaSalle Street, Suite 900
 Chicago, Illinois 60603



UNOFFICIAL COPY

Legal Description

TOWNHOUSE UNIT NO. A-6

That part of **Lots 7 and 8 in Block 6 in Schleswig**, being a subdivision of part of the Northwest $\frac{1}{4}$ of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

See Additional Legal Description Attached Hereto and Made a Part Hereof.

ADDRESS: **TOWNHOUSE UNIT NO. A-6**
2808 W. Dickens, Chicago, Illinois

P.I.N: **13-36-119-016-0000** (undivided) affects underlying land

SUBJECT TO:

- (a) General taxes not due and payable at the time of Closing;
- (b) Building, building line and use or occupancy restrictions, conditions and covenants of record, if any;
- (c) Zoning and building laws or ordinances;
- (d) Roads and highways, if any;
- (e) Covenants and easements heretofore created in favor of public utilities and the City of Chicago and reserved by the Seller for the installation and maintenance of public utility facilities such as, but not limited to, lines, mains, pipes, poles, wires, tunnels, basins and equipment with right of access thereto for necessary maintenance;
- (f) Declaration of Party Wall Rights, Easements, Covenants, Conditions and Restrictions recorded in the Office of the Recorder of Deed; and
- (g) Acts or omissions of Purchaser.

UNOFFICIAL COPY**LEGAL DESCRIPTION****UNIT A-6:**

THAT PART OF LOTS 7 AND 8, TAKEN AS A SINGLE TRACT, IN BLOCK 6 IN SCHLESWIG, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 00 DEGREES 00 MINUTES 02 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 7 AND ITS EXTENSION, BEING A PORTION OF THE WEST LINE OF SAID LOT 8, A DISTANCE OF 49.04 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 23 SECONDS EAST, A DISTANCE OF 81.44 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING EASTERLY ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 15.96 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, A DISTANCE OF 48.96 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7; THENCE NORTH 89 DEGREES 28 MINUTES 18 SECONDS WEST ALONG THE SAID SOUTH LINE OF LOT 7, A DISTANCE OF 15.56 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 09 SECONDS EAST, A DISTANCE OF 48.98 FEET TO THE POINT OF BEGINNING.

PERMANENT INDEX NUMBER: 13-36-119-016-0000 (undivided) affects underlying land
Commonly Known As: Unit A-6, 2808 West Dickens, Chicago, Illinois

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, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENT SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE 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 AT LENGTH HEREIN.