

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR,

SOLO DEVELOPMENT GROUP I, LLC, an Illinois limited liability company, of the City of Lincolnwood, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100th DOLLARS (\$10.00), in hand paid, CONVEY and WARRANT to THE GRANTEEES



Doc#: 0501233269
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/12/2005 01:00 PM Pg: 1 of 3

(The Above Space For Recorder's Use Only)

LARRY K. ENG a married man of 2700 S. Emerald, Chicago, IL 60616 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See Exhibit A attached hereto) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: See next page attached hereto.

Permanent Real Estate Index Numbers: 17-31-223-011-0000 (affects land and other property)
Address of Real Estate: 1925 W. 34th Street, Unit F, Chicago, Illinois 60609

DATED this 11 day of JANUARY, ~~2004~~ ²⁰⁰⁵

SOLO DEVELOPMENT GROUP I, LLC, an Illinois limited liability company

By: Meystel, Inc., an Illinois corporation, its Managing Member

By: [Signature]

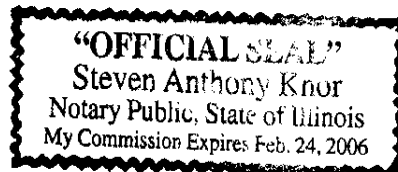
Its: PRESIDENT

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAY MEYSTEL personally known to me to be the PRESIDENT of Meystel, Inc., an Illinois corporation, its General Member of SOLO DEVELOPMENT GROUP I, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as his free and voluntary act, and as the free and voluntary act and deed of said company for the uses and purposes set forth.

Impress Seal Here

[Signature]
NOTARY PUBLIC

Box 400-CTCC



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Warranty Deed Continued

SUBJECT TO:

(i) general real estate taxes not yet due and payable; (ii) covenants, conditions and restrictions of record; (iii) easements existing or of record; (iv) building, building line and use & occupancy restrictions; (v) zoning codes of the City of Chicago; (vi) special taxes of assessments not yet levied; (vii) Rights of way for drainage; (viii) any matters caused by or relating to acts of Purchasers or any party claiming by, through or under Purchaser; (viii) party wall rights agreement.

This instrument was prepared by: Irene M. Reed, Esq., Schwartz, Cooper, Greenberger & Krauss, Chtd.,
180 N. LaSalle Street, Suite 2700 Chicago, Illinois 60601

AFTER RECORDING MAIL TO:

Phillip Chow
Attorney at Law
2323 S. Wentworth Avenue, Suite 203
Chicago, IL 60616

SEND SUBSEQUENT TAX BILLS TO:

Larry K. Eng
1925 W. 34th Street, Unit F
Chicago, Illinois 60609

STATE OF ILLINOIS

STATE TAX

JAN. 11. 05

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

0000002014

REAL ESTATE TRANSFER TAX
00230.00
FP 103024

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX

JAN. 11. 05

REVENUE STAMP

0000002048

REAL ESTATE TRANSFER TAX
00115.00
FP 103022

CITY OF CHICAGO

CITY TAX

JAN. 11. 05

REAL ESTATE TRANSACTION TAX

DEPARTMENT OF REVENUE

0000001241

REAL ESTATE TRANSFER TAX
01725.00
FP 103023

UNOFFICIAL COPY**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1

1925 WEST 34TH STREET UNIT F

THAT PART OF LOTS 9 TO 15 IN BLOCK 3 IN THE SUBDIVISION OF BLOCKS 14, 16 AND 17 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST HALF OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 9; THENCE SOUTH 51 DEGREES 51 MINUTES 41 SECONDS WEST, ALONG THE SOUTHEAST LINE OF AFORESAID BLOCK 3, 105.22 FEET TO A POINT OF BEGINNING ON THE SOUTHEASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE NORTH 38 DEGREES 4 MINUTES 10 SECONDS WEST, ALONG SAID EXTENSION, CENTER LINE AND THE NORTHWESTERLY EXTENSION THEREOF, 49.28 FEET TO A POINT ON A LINE THAT IS 27.00 FEET SOUTHEAST OF AND PARALLEL TO THE SOUTHEAST WALL OF A BRICK BUILDING; THENCE SOUTH 51 DEGREES 57 MINUTES 25 SECONDS WEST, ALONG SAID PARALLEL LINE, 20.00 FEET TO A POINT ON THE NORTHWESTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 38 DEGREES 4 MINUTES 10 SECONDS EAST, ALONG SAID EXTENSION, CENTER LINE AND THE SOUTHEASTERLY EXTENSION THEREOF, 49.31 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID BLOCK 3; THENCE NORTH 51 DEGREES 51 MINUTES 41 SECONDS EAST, ALONG SAID SOUTHEAST LINE, 20.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS, AND CONTAINING 986 SQUARE FEET, MORE OR LESS, THEREIN

PARCEL 2

A NON-EXCLUSIVE PERPTUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE WOLCOTT TERRACE II HOMEOWNERS ASSOCIATION RECORDED ON 11-29-2004 AS DOCUMENT NUMBER 0433444005 AND AS CREATED BY THE DEED RECORDED ON 11-29-2004 AS DOCUMENT NUMBER 0433444006 FOR ENJOYMENT OF AND ACCESS OVER THE COMMON AREAS AS DESCRIBED THEREIN.

Permanent Index Number: 17-31-223-011-0000
Property Address: 1925 West 34th Street, Unit F, Chicago, IL