

UNOFFICIAL COPY



Doc#: 0503941006
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/08/2005 09:35 AM Pg: 1 of 3

205-4956/116
MTC (Call)

**WARRANTY DEED
ILLINOIS STATUTORY**

M.G.R. TITLE

Property of Cook County Clerk's Office

THE GRANTORS, FULTON CORRIDOR LAND, LLC, an Illinois limited liability company, organized 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 and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS and WARRANTS to the GRANTEE, STANLEY WALCZAK and MICHAEL WALCZAK, 1806 South Fairview, Park Ridge, Illinois of the County of Cook, not in Tenancy in Common, but in JOINT TENANCY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Permanent Real Estate Index Number: 17-08-422-010-0000; 17-08-422-002
Address of Real Estate: 1011 West Fulton, Chicago, Illinois

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

SUBJECT TO: Covenants, conditions and restrictions of record which do not interfere with or adversely affect Purchaser's intended use of the property; b) general taxes for the year 2004 and subsequent years, which are not yet due and payable as of the closing date, including taxes which may accrue by reason of new or additional improvements during the year(s) 2004 and 2005, c) acts of Purchaser or its authorized agents; d) any other matters approved in writing by Purchaser (collectively "Permitted Exceptions").

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by Calvin D. Boender, Manager of Fulton Corridor Land, LLC, an Illinois limited liability company this 3rd day of February, 2005.

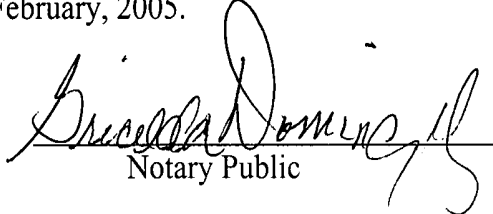
Fulton Corridor Land, LLC, an
Illinois limited liability company
By:
CALVIN D. BOENDER, MANAGER

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STATE OF ILLINOIS, COUNTY OF COOK ss.

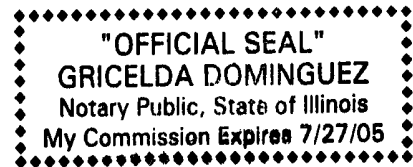
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Calvin D. Boender, personally known to me to be the Manager of FULTON CORRIDOR LAND, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as Manager he signed, sealed and delivered the said instrument as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of February, 2005.


Notary Public

Prepared By:

Michael T. O'Connor, Esq.
Fuchs & Roselli, Ltd.
440 West Randolph Street
Suite 500
Chicago, Illinois 60606

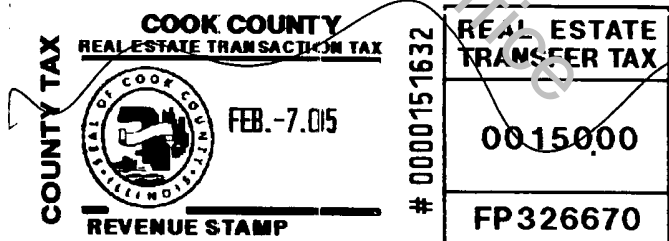
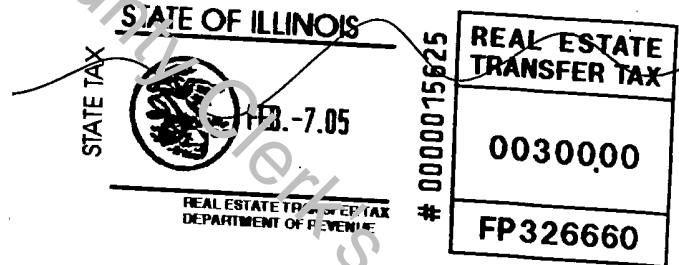


Mail To:

Michael T. O'Connor, Esq.
Fuchs & Roselli, Ltd.
440 West Randolph Street
Suite 500
Chicago, Illinois 60606

Name & Address of Taxpayer:

Stanislaw Walczak
Michael Walczak
1806 South Fairview
Park Ridge, Illinois 60068



City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
367831 \$2,250.00
02/07/2005 12:57 Batch 02264 42



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Exhibit A

Legal Description

THAT PART OF LOTS 3 AND 4 IN BLOCK 23 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5 IN BLOCK 23 IN CARPENTERS' ADDITION TO CHICAGO, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINES OF LOTS 4 AND 5, AFORESAID, 94.51 FEET TO THE POINT BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINES OF LOTS 3 AND 4, AFORESAID, 31.34 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 100.56 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINES OF LOTS 3 AND 4 AFORESAID, 31.34 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 100.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1011 WEST FULTON

P.I.N.: 17-08-422-010-0000 AND 17-08-422-002

Cook County Clerk's Office