

# UNOFFICIAL COPY

WARRANTY DEED  
43501985XT  
1/3



Doc#: 0507447060  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 03/15/2005 08:54 AM Pg: 1 of 4

GIT

THIS INDENTURE, made this day of March 9, 2005, between the Grantor, 1305 West Belmont LLC an Illinois Limited Liability Company and the Grantee, <sup>Matthew</sup> Matt Schabes and Catherine Schabes, husband and wife, as tenants by the entirety, of the City of Chicago, State of Illinois, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt and sufficiency of which is hereby acknowledged, does hereby CONVEY and WARRANT unto the party of the second part the following described real estate, situated in the City of Chicago, County of Cook and State of Illinois known and described as follows, to wit:

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

Subject only to, if any; (i) real estate taxes <sup>for 2005 and subsequent years &</sup> (taxes not yet due and payable); (ii) zoning and building laws or ordinances; (iii) all rights, easements, restrictions, conditions and reservations of record or contained in the Lakewood Court Homeowner's Association Declaration (the "Declaration") and a reservation by The Lakewood Court Homeowner's Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Lakewood Court Townhome's of the rights and easements set forth in the Declaration; (iv) Utility easements of record, provided the Premises does not encroach thereon; and (v) such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

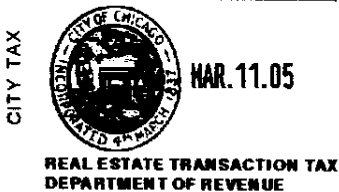
TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part forever.

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

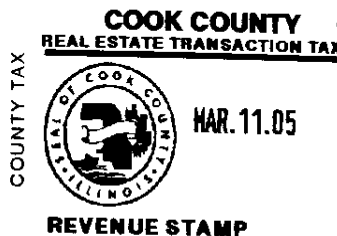
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated and length herein.

The Tenant of the Unit waived or failed to exercise the option to purchase the Unit.

CITY OF CHICAGO



# 000013042	REAL ESTATE TRANSFER TAX
	04875.00
	FP 103018




# 000024732	REAL ESTATE TRANSFER TAX
	00325.00
	FP 103017

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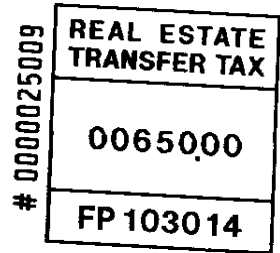
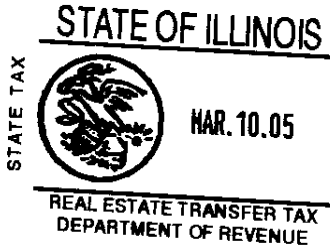
PIN: 14-29-102-024-0000; 14-29-102-025-0000; 14-29-102-026-0000; 14-29-102-027-0000;  
14-29-102-028-0000; 14-29-102-029-0000; 14-29-102-030-0000  
(affects underlying land and other property)

Common Address: **3150 North Lakewood Ave., Unit 4, Chicago, Illinois 60657**

DATED THIS 7<sup>th</sup> DAY OF MARCH, 2005.


  
**MICHAEL SCHWARTZ**  
MANAGER  
1305 WEST BELMONT LLC

STATE OF Illinois ) ss.  
COUNTY OF Cook )

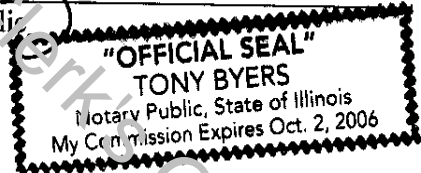


I, Tony Byers, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **Michael Schwartz, Manager of 1305 West Belmont LLC** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 7<sup>th</sup> day of March, 2005.

  
Notary Public

Commission expires 10/2, 2006



**This document prepared by:**

Vida Gosrisirikul  
D'Souza & Gosrisirikul, Ltd.  
2303 W. North Avenue  
Chicago, Illinois 60647

**After recording return to:**

~~David Spada~~  
~~Spada Law Offices, P.C.~~  
~~1701 East Lake Ave., Ste 200~~  
~~Glenview, Illinois 60025~~

**Send future tax bills to:**

Matt Schabes and Catherine Schabes  
3150 North Lakewood Ave., Unit 4  
Chicago, Illinois 60657

Matt Schabes  
3150 N. Lakewood, #4  
Chicago, IL  
60657

**UNOFFICIAL COPY**

ORDER NO.: 1301 - 004350198  
 ESCROW NO.: 1301 - 004350198

1

STREET ADDRESS: 3150 NORTH LAKEWOOD AVENUE, UNIT 4  
 CITY: CHICAGO ZIP CODE: 60657 COUNTY: COOK  
 TAX NUMBER: 14-29-102-024-0000

STREET ADDRESS: 1301-17 WEST BELMONT AVENUE  
 CITY: CHICAGO ZIP CODE: 60618 COUNTY: COOK  
 TAX NUMBER: 14-29-102-025-0000

STREET ADDRESS: 1301-17 WEST BELMONT AVENUE  
 CITY: CHICAGO ZIP CODE: 60618 COUNTY: COOK  
 TAX NUMBER: 14-29-102-026-0000

STREET ADDRESS: 1301-17 WEST BELMONT AVENUE  
 CITY: CHICAGO ZIP CODE: 60618 COUNTY: COOK  
 TAX NUMBER: 14-29-102-027-0000

(SEE ATTACHED)

**LEGAL DESCRIPTION:**

## PARCEL 1:

THAT PART OF LOTS 169 TO 175, BOTH INCLUSIVE, TAKEN AS A TRACT, IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1 TO 4, THE NORTH 1/2 OF LOT 6 AND ALL OF LOT 7 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE, IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 69.18 FEET TO A POINT, SAID POINT BEING 67.73 FEET SOUTH OF THE NORTH LINE OF SAID TRACT, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID TRACT A DISTANCE OF 69.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 57.45 FEET TO A POINT IN THE SOUTH LINE OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 18.0 FEET; THENCE NORTH AT AN ANGLE OF 90 DEGREES 03 MINUTES 49 SECONDS, MEASURED FROM EAST TO NORTH, A DISTANCE OF 57.43 FEET TO A POINT BEING 67.73 FEET SOUTH OF THE NORTH LINE OF SAID TRACT; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID TRACT, A DISTANCE OF 18.0 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, REFUSE AREA AND UTILITIES FOR THE BENEFIT OF PARCEL 1, AS ESTABLISHED BY THE DECLARATION RECORDED SEPTEMBER 2, 2004 AS DOCUMENT NUMBER 0424634111, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

ORDER NO.: 1301 004350198  
ESCROW NO.: 1301 004350198

1

STREET ADDRESS: 1301-17 WEST BELMONT AVENUE  
CITY: CHICAGO ZIP CODE: 60618 COUNTY: COOK  
TAX NUMBER: 14-29-102-028-0000

STREET ADDRESS: 1301-17 WEST BELMONT AVENUE  
CITY: CHICAGO ZIP CODE: 60618 COUNTY: COOK  
TAX NUMBER: 14-29-102-029-0000

STREET ADDRESS: 1301-17 WEST BELMONT AVENUE  
CITY: CHICAGO ZIP CODE: 60618 COUNTY: COOK  
TAX NUMBER: 14-29-102-030-0000

Property of Cook County Clerk's Office

DS  
10/15/03  
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