

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0509614313
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 04/06/2005 11:42 AM Pg: 1 of 4

THIS AGREEMENT, made this 1st day of ~~February~~ ^{March}, 2005, between TIMOTHY J. LUBY, as to an undivided 45% tenant-in-common interest RICHARD A. MEREL, as to an undivided 45% tenant-in-common interest and MARIA LEMLER, as to an undivided 10% tenant-in-common interest, party of the first part, and Bobak Fifty Third Street LLC, an Illinois limited liability company, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Above space for Recorder's use only

See Exhibit A attached hereto.

8264535 DZ MM 2

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, and its assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, and its assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or in claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, or any; ~~(d) existing leases and tenancies (as listed in Schedule A attached);~~ (e) special taxes or assessments for improvements not yet completed; (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; ~~(g) mortgage or trust deed specified below, if any;~~ and (h) general taxes for the year 2001 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2001 to present.

Permanent Real Estate number(s): 19-10-313-010; 19-10-313-012;

Address(es) of real estate: 4630 West 53rd Street, Chicago, Illinois;

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by the day and year first above written.

TIMOTHY J. LUBY

RICHARD A. MEREL

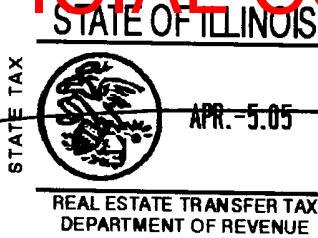
MARIA LEMLER

4/8

This instrument was prepared by Richard A. Merel, Esq., 223 W. Jackson Blvd., #1010, Chicago, IL 60606, (312) 288-0110.

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STATE OF ILLINOIS)
) SS.:
COUNTY OF COOK)



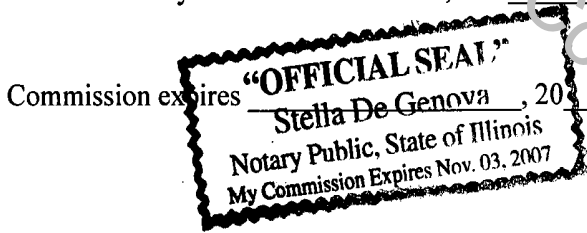
REAL ESTATE TRANSFER TAX
0162500
0000002522
FP 103024

I, STELLA DE GENOVA the undersigned, a Notary Public in and for said County, in the State aforesaid,

DO HEREBY CERTIFY that TIMOTHY LUBY, MARIA LEMLER
+ RICHARD MEREL

IMPRESS SEAL HERE personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 1st day of MARCH, 2005



Stella De Genova
NOTARY PUBLIC

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Rick Merel
(Name)
223 WEST JACKSON BLD SUITE 1010
(Address)
CHGO IL 60606
(City, State and Zip)

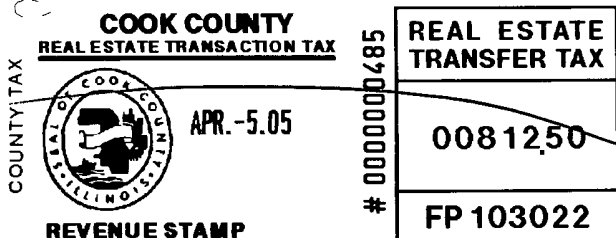
BOBAK FIFTY THIRD STREET LLC
(Name)
4630 W. 53RD ST
(Address)
CHICAGO IL
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

City of Chicago
Dept. of Revenue
373545
03/30/2005 15:16 Batch 02295 43



Real Estate
Transfer Stamp
\$12,187.50



UNOFFICIAL COPY**STREET ADDRESS:****CITY:****COUNTY: COOK****TAX NUMBER: 19-10-313-010-0000****LEGAL DESCRIPTION:****PARCEL 1:**

THAT PART OF BLOCK 11 IN W. F. KAISER AND CO'S ARDALE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT RAILROAD RIGHT OF WAY) OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:: BEGINNING AT THE SOUTHWEST CORNER OF LAND DEEDED TO HARRY W. CHERNYK AND JULIUS BOGOLUB BY DEED DATED JUNE 24, 1947 (SAID SOUTHWEST CORNER BEING THE EAST LINE OF KNOX AVENUE AT A POINT 525 FEET SOUTH OF THE SOUTH LINE OF ARCHER AVENUE AS MEASURED ALONG SAID EAST LINE OF KNOX AVENUE); THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID LAND DEEDED TO CHERNYK AND BOGOLUB, A DISTANCE OF 137.85 FEET TO THE SOUTHEAST CORNER OF SAID LAND DEEDED TO CHERNYK AND BOGOLUB (SAID SOUTHEAST CORNER BEING 136 FEET EAST OF THE SAID EAST LINE OF KNOX AVENUE AS MEASURED NORMAL THERETO AND 527 FEET SOUTH OF THE SAID SOUTH LINE OF ARCHER AVENUE AS MEASURED FROM A POINT 136 FEET NORTHEASTERLY OF THE NORTHWESTERLY CORNER OF SAID BLOCK 11, SAID POINT 136 FEET NORTHEASTERLY BEING THE NORTHEAST CORNER OF SAID LAND DEEDED TO CHERNYK AND BOGOLUB); THENCE NORTH ALONG THE EAST LINE OF SAID LAND DEEDED TO CHERNYK AND BOGOLUB, A DISTANCE OF 137.45 FEET TO A POINT; THENCE EAST ALONG A LINE PERPENDICULAR TO SAID EAST LINE OF KNOX AVENUE AT A POINT WHICH IS 365 FEET SOUTH OF THE SAID SOUTH LINE OF ARCHER AVENUE, AS MEASURED ALONG SAID EAST LINE OF KNOX AVENUE, A DISTANCE OF 112.36 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG THE STRAIGHT WESTERLY LINE OF THE CHICAGO AND WESTERN INDIANA BELT RAILROAD, A DISTANCE OF 106.91 FEET TO A POINT OF TANGENCY WHICH IS 28.83 FEET WEST OF THE EAST LINE OF SAID BLOCK 11; THENCE SOUTHWESTERLY ALONG THE CURVED WESTERLY LINE OF SAID CHICAGO AND WESTERN INDIANA BELT RAILROAD CONVEXED SOUTHEASTERLY AND HAVING A RADIUS OF 915.37 FEET, AN ARC DISTANCE OF 413.25 FEET TO A POINT WHICH IS 152.47 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK 11 AS MEASURED ALONG THE SOUTH LINE OF SAID BLOCK 11; THENCE WEST ALONG SAID SOUTH LINE OF BLOCK 11, BEING THE NORTH LINE OF WEST 53RD STREET, A DISTANCE OF 115.57 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 11; THENCE NORTH 336.45 FEET MORE OR LESS ALONG SAID EAST LINE OF KNOX AVENUE TO THE PLACE OF BEGINNING

PARCEL 2:

THAT PART OF BLOCK 11 IN W. F. KAISER AND CO'S ARDALE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT RAILROAD RIGHT OF WAY) OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE PERPENDICULAR TO THE EAST LINE OF KNOX AVENUE (BEING THE WEST LINE OF SAID BLOCK 11) AT A POINT WHICH IS 365 FEET SOUTH OF THE SOUTH LINE OF ARCHER AVENUE (BEING THE NORTHERLY LINE OF SAID BLOCK 11) AS MEASURED ALONG SAID EAST LINE OF KNOX AVENUE LYING WEST OF THE EAST LINE DEEDED BY CONSUMERS COMPANY TO HARRY W. CHERNYK AND JULIUS BOGOLUB IN DEED DATED JUNE 24, 1947 (THE SOUTHEAST CORNER OF SAID LAND DEEDED TO CHERNYK AND BOGOLUB, BEING 136 FEET EAST OF THE SAID EAST LINE OF KNOX AVENUE AS MEASURED AT RIGHT ANGLES THERETO AND 527 FEET SOUTH OF SAID SOUTH LINE OF ARCHER AVENUE AS MEASURED FROM A POINT 136 FEET NORTHEASTERLY OF THE NORTHWESTERLY CORNER OF SAID BLOCK 11, SAID POINT 136 FEET NORTHEASTERLY BEING THE NORTHEAST CORNER OF SAID LAND DEEDED TO CHERNYK AND BOGOLUB) AND LYING NORTH OF THE SOUTH LINE OF SAID LAND DEEDED TO CHERNYK AND BOGOLUB (THE SOUTHWEST CORNER OF SAID LAND DEEDED TO CHERNYK AND BOGOLUB, BEING IN THE SAID EAST LINE OF KNOX AVENUE AT A POINT 525 FEET SOUTH OF THE SAID SOUTH LINE OF ARCHER AVENUE AS MEASURED ALONG SAID EAST LINE OF KNOX AVENUE), ALL IN COOK COUNTY, ILLINOIS

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Stephen M Alderman, being duly sworn on oath, states that
resides at 223 W Jackson St 1010 Chicago. That the
attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Signature]

SUBSCRIBED and SWORN to before me
this 1 day of May 05.
Patricia A. Butler
Notary Public

