

# UNOFFICIAL COPY



0513127010

This instrument drafted by:  
Michael Sreenan  
853 N. Elston Avenue  
Chicago, IL 60622

Doc#: 0513127010  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 05/11/2005 09:32 AM Pg: 1 of 4

UNNT 01050680 1012 CP

## WARRANTY DEED

**This indenture**, made April 25, 2005 between Irving Park Development, L.L.C., an Illinois limited liability company ("Grantor") and Mario R. Danieli and Carol A. Danieli husband and wife, not as joint tenants and not as tenants in common but as tenants by the entirety ("Grantee") whose address is: 2660 W. Dakin Street, Unit 1, Chicago, IL 60618,

Witnesseth that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is acknowledged, does hereby grant, sell, convey and warrant unto the Grantee, the following described real estate, situated in the City of Chicago, Cook County, Illinois to wit:

### EXHIBIT A

Parcel A:

#### Parcel 1

That part of the Northeast Quarter of Section 24, Township 40 North, Range 13 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the Northeast Quarter of Section 24 aforesaid; thence North 89 degrees 19 minutes 27 seconds East, along the North line thereof 269.94 feet to the Northerly extension of the West line of Lot 2 in the Subdivision of Block 4 and that part of Block 4 lying West and North of the center line of the Chicago River in Kinzie's Subdivision of the Northeast Quarter of Section 24, aforesaid; thence South 01 degree 34 minutes 40 seconds East, 50.00 feet along said Northerly extension to the South line of Irving Park Road; thence North 89 degrees 19 minutes 27 seconds East, along said South line, 421.50 feet to the point of beginning; thence North 89 degrees 19 minutes 27 seconds East, 39.51 feet; thence South 00 degrees 40 minutes 33 seconds East, 40.92 feet; thence South 28 degrees 04 minutes 33 seconds West, 25.18 feet; thence South 89 degrees 19 minutes 27 seconds West, 27.39 feet; thence North 00 degrees 40 minutes 33 seconds West, 63.00 feet to the point of beginning in Cook County, Illinois.

Parcel B:

Easements for the benefit of Parcel A as created by Declaration of Covenants, Conditions, Restrictions and Easements for River Park North Homeowners' Association recorded April 28, 200 as document number 0511812274 made by Irving Park Development, L.L.C., an Illinois limited liability company, as Declarant, for access, ingress and egress, as more fully described therein and according to the terms set forth therein.

~~North North Nation~~  
2222 N. LaSalle  
Chicago, IL 6

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Grantor also hereby grants to the Grantee, and the successors and assigns of Grantee, 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 Covenants, Conditions, Restrictions and Easements, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration of Covenants, Conditions, Restrictions and Easements 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 of Covenants, Conditions, Restrictions and Easements the same as though the provisions of said Declaration were recited and stipulated at length herein.

Commonly known as 2660 W. Dakin Street, Unit 1, Chicago, Illinois. Permanent Index Numbers: 13-24-200-002-0000,13-24-200-003-0000,13-24-200-004-0000,13-24-200-005-0000,13-24-200-006-0000,13-24-200-0007-0000


To Have And To Hold the same unto the Grantee as aforesaid and to the proper use, benefit on behalf of the Grantee forever.

No tenant of the Unit had the right of first refusal to purchase the Unit.

**In Witness Whereof**, the Grantor has executed this Deed as of the date first above written.

Irving Park Development , L.L.C.  
An Illinois limited liability  
company

By: Rezmar Corporation, an Illinois  
corporation, its manager

By:   
Marinel Mateo Cahill  
Its Secretary

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State of Illinois )  
 ) ss  
 County of Cook)

The undersigned, a Notary Public in and for said County in the State aforesaid, Does Hereby Certify that Marinel Mateo Cahill, Secretary of Rezmar Corporation, the manager of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such president appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of Rezmar Corporation, as manager, for the uses and purposes therein set forth;

Given under my hand and Notarial Seal, April 25, 2005.

Maria R. Colon  
 Notary Public

Upon recordation, return to:




Return To: Christopher L. Palanca  
 410 S. Michigan Ave, #607  
 Chicago, IL 60605

Send Tax Info. To:  
 Mario Daniela  
 2660 W. Dakin St., Unit 1  
 Chicago, IL 60618


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Property of Cook County Clerk's Office

STATE OF ILLINOIS  
 STATE TAX  
  
 MAY. 10.05  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE


REAL ESTATE TRANSFER TAX
00635.00
FP326703

# 0000009249

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
  
 MAY. -5.05  
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
00317.50
FP326657

# 00000002112

CITY OF CHICAGO  
 CITY TAX  
  
 MAY. -5.05  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
04762.50
FP326675

# 0000008667