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NTC-# 20603641of3
WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION TO INDIVIDUAL

Doc#: 0513241123
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/12/2005 03:48 PM Pg: 1 of 4

M.G.R. TITLE

MAIL TO:

Michelle Laiss
1530 West Fullerton Avenue
Chicago, IL 60614

NAME/ADDRESS OF TAXPAYER: *PAE*
Thadd J. Ulrich and Shannon Cowsert
Townhouse Unit No. A-7
2806 West Dickens
Chicago, Illinois

RECORDER'S STAMP

THE GRANTOR, 2617 W. EVERGREEN CORPORATION, a corporation created 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 the consideration of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporations, CONVEYS

and WARRANTS
THADD J. ULRICH AND SHANNON COWSERT *husband and wife* unto *NOT AS JOINT TENANTS*
of Townhouse Unit A-7 2806 West Dickens *BUT IN TENANCY BY TITLES*
Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: *ENTIRETY*

See Legal Description attached hereto and made a part hereof.

Permanent Index Number: 13-36-119-016-0000 (undivided) affects underlying land

Commonly Known As: Townhouse Unit A-7,
2806 West Dickens, Chicago, Illinois

SUBJECT TO: See Legal Description attached hereto and made a part hereof.

In Witness Whereof, the said Grantors have caused their respective names to be signed to these presents by their respective Presidents this 22nd day of April, 2005.

2617 W. EVERGREEN CORPORATION,
an Illinois corporation

BY: x Krzysztof Miscierewicz
Krzysztof Miscierewicz, Its President

City of Chicago
Dept. of Revenue
379396
05/10/2005 15:02 Batch 02228 65

Real Estate
Transfer Stamp
\$3,075.00



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State of Illinois)
) SS
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Krzysztof Miscierewicz, personally known to me to be the President of 2617 W. EVERGREEN CORPORATION, and 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 as such President he signed and delivered the said instrument as President of said corporation, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 22nd day of April, 2005.

John E. Lovstrand
 Notary Public

My commission expires: 9-4-2006



This instrument prepared by

John E. Lovstrand
 PALMISANO & LOVSTRAND
 19 South LaSalle Street, Suite 900
 Chicago, Illinois 60603

STATE OF ILLINOIS

STATE TAX

MAY 10 05

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000079568

REAL ESTATE TRANSFER TAX
0041000
FP326669

COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX

MAY 10 05

REVENUE STAMP

0000159454

REAL ESTATE TRANSFER TAX
0020500
FP326670

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Legal Description

TOWNHOUSE UNIT NO. A-7

That part of **Lots 7 and 8 in Block 6 in Schleswig**, being a subdivision of part of the **Northwest ¼ of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois**, described as follows:

See Additional Legal Description Attached Hereto and Made a Part Hereof.

ADDRESS: **TOWNHOUSE UNIT NO. A-7**
2806 W. Dickens, Chicago, Illinois

P.I.N: **13-36-119-016-0000** (undivided) affects underlying land

SUBJECT TO:

- (a) General taxes not due and payable at the time of Closing;
- (b) Building, building line and use or occupancy restrictions, conditions and covenants of record, if any;
- (c) Zoning and building laws or ordinances;
- (d) Roads and highways, if any;
- (e) Covenants and easements heretofore created in favor of public utilities and the City of Chicago and reserved by the Seller for the installation and maintenance of public utility facilities such as, but not limited to, lines, mains, pipes, poles, wires, tunnels, basins and equipment with right of access thereto for necessary maintenance;
- (f) Declaration of Party Wall Rights, Easements, Covenants, Conditions and Restrictions recorded in the Office of the Recorder of Deed; and
- (g) Acts or omissions of Purchaser.

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UNIT A-7:

THAT PART OF LOTS 7 AND 8, TAKEN AS A SINGLE TRACT, IN BLOCK 6 IN SCHLESWIG, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 00 DEGREES 00 MINUTES 02 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 7 AND ITS EXTENSION, BEING A PORTION OF THE WEST LINE OF SAID LOT 8, A DISTANCE OF 49.04 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 23 SECONDS EAST, A DISTANCE OF 97.40 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING EASTERLY ALONG THE LAST DESCRIBED COURSE EXTENDED, DISTANCE OF 16.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, A DISTANCE OF 48.94 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7; THENCE NORTH 89 DEGREES 28 MINUTES 18 SECONDS WEST ALONG THE SAID SOUTH LINE OF LOT 7, A DISTANCE OF 16.00 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 09 SECONDS EAST, A DISTANCE OF 48.96 FEET TO THE POINT OF BEGINNING.

PIN #: 13-36-119-016-0000

Commonly known as: 2806 W. DICKENS, UNIT A-7
CHICAGO, Illinois 60647