

32

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WARRANTY DEED

ILLINOIS STATUTORY
CORPORATION to INDIVIDUAL

MTC # 2060607 1 of 30

MAIL TO:

Helen Fanning
1036 Bonita Drive
Park Ridge, Illinois 60068

Doc#: 0513235414
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/12/2005 01:32 PM Pg: 1 of 4

NAME/ADDRESS OF TAXPAYER:

McRay Judge II
UNIT 203
1555 North Wood Street /
1755 West North Avenue
Chicago, Illinois 60647

RECORDER'S STAMP

THE GRANTOR, **1755 CORPORATION**, a corporation organized and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten AND No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** to

McRAY JUDGE II

an unmarried person

any and all right, title, and interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE.**


Commonly Known as: **UNITS 203 AND G- 10**
1555 North Wood Street / 1755 West North Avenue
Chicago, Illinois 60647

Permanent Index Number: **17-06-203-001-0000 (undivided)**

Dated this 15th day of April, 2005.

City of Chicago
Dept. of Revenue
379590
05/11/2005 14:20 Batch 02229 26

Real Estate
Transfer Stamp
\$3,431.25



1755 CORPORATION,
an Illinois corporation

By: X 

Its: President

Attest: X 

Its: Secretary

M.G.R. TITLE

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LEGAL DESCRIPTION

Page 1 of 2

Commonly Known As: **Units 203 and G - 10**
1555 North Wood Street / 1755 West North Avenue,
Chicago, Illinois 60647

Permanent Index Number: **17-06-203-001-0000** (undivided)

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, 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 CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION 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 THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE WAS NO TENANT OF THIS UNIT, AS THIS IS A NEW CONSTRUCTION CONDOMINIUM, AND THEREFORE NO RIGHT OF FIRST REFUSAL.

SUBJECT TO:

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Act and Code;
- (3) the Condominium Documents, including all amendments and exhibits thereto;
- (4) applicable zoning and building laws and ordinances;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (6) utility easements, if any, whether recorded or unrecorded;
- (7) covenants, conditions, restrictions, encroachments and easements of record.

**See additional Legal Description
attached hereto and incorporated herein by reference.**

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5
 UNIT 203 AND G-10 IN THE NORTH & WOOD CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF LOTS 25 TO 28 IN BLOCK 2 IN MCREYNOLD'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14,, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM (COMMERCIAL PARCEL)

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 14.97 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.69 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 25 TO 28, BOTH INCLUSIVE AND TAKEN AS A SINGLE TRACT, IN BLOCK 2 IN MCREYNOLD'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 25; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 25, A DISTANCE OF 0.11 FEET;

THENCE EAST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 55 MINUTES 19 SECONDS MEASURED COUNTER-CLOCKWISE, SOUTH TO EAST FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.05 FEET TO THE EXTERIOR FACE OF A 4 STORY BRICK AND CONCRETE BLOCK BUILDING COMMONLY KNOWN AS 1755 WEST NORTH AVENUE IN CHICAGO;

THENCE CONTINUING EAST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.40 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES:

CONTINUING EAST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 96.75 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.15 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.51 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 20.16 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 19.68 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.98 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.75 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 16.76 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.75 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.98 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.75 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 7.54 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 9.72 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.95 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 16.55 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.81 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 53.65 FEET;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0502627026 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 17-06-203-001-0000 (AFFECTS THE UNDERLYING LAND)