

# UNOFFICIAL COPY

## WARRANTY DEED

The Grantor, REX J. ARCHAMBAULT, for and in consideration of the sum of ten dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto RICHARD T. STANEK, JR., the following described real estate, situated in the County of Cook and State of Illinois:



Doc#: 0515211079  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 06/01/2005 01:53 PM Pg: 1 of 3

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND MADE A PART HEREOF

**SUBJECT TO:** general taxes for 2004 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record as to use and occupancy; acts done or suffered by and through the purchaser.

Together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining and subject to the above and foregoing reservations and exceptions,

**TO HAVE AND TO HOLD** the same in fee simple forever.

PERMANENT REAL ESTATE INDEX NUMBER: 17-08-125-025-0000 (underlying land)

COMMONLY KNOWN AS: 1336 W. Grand Av. Unit # 2, CHICAGO, IL.

Dated this 27<sup>th</sup> day of MAY, 2005.

\_\_\_\_\_  
REX J. ARCHAMBAULT

STATE OF ILLINOIS )  
                                          )SS  
COUNTY OF COOK )

CITY TAX

**CITY OF CHICAGO**

MAY 31 05

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

# 0000001818

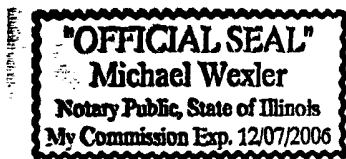
<b>REAL ESTATE TRANSFER TAX</b>
02767.50
FP 103023

**MICHAEL WEXLER**, the undersigned, a NOTARY PUBLIC in and for the County of Cook and State of Illinois, before me personally appeared REX J. ARCHAMBAULT, known to me to be the same person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free and voluntary act, for the uses and purposes therein contained.

Dated this 27<sup>th</sup> day of MAY, 2005.

\_\_\_\_\_  
Notary Public

[Seal]



Box 400-CTCC

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SA 345-30037

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Grantor also hereby grants to the grantee, his 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 aforesaid, and grantor reserves to himself, his 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.


This instrument was prepared by Michael Wexler, 410 N. May St., Chicago, Illinois 60622.


Send subsequent tax bills:

Mail to:

Owner of Record  
1336 W Grand #2  
Chicago, IL 60622

Thompson & Thompson  
101 S LaSalle, Suite 302  
Chicago, IL 60603

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000002891	REAL ESTATE TRANSFER TAX
	MAY 31.05		00369.00
			FP 103024

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000000859	REAL ESTATE TRANSFER TAX
	MAY 31.05		00184.50
			FP 103022

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5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT <sup>2</sup> IN THE 1336 GRAND AVENUE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 21 IN BLOCK 1 IN BICKERDIKE'S SUBDIVISION OF LOTS 3 AND 5 OF ASSESSOR'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 19.32 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 30.74 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOT 21 IN BLOCK 1 OF BICKERDIKE'S SUBDIVISION OF LOTS 3 AND 5 OF ASSESSOR'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 21; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 21, A DISTANCE OF 10.50 FEET TO THE SOUTHEAST CORNER OF A 4 STORY BRICK AND CONCRETE BUILDING COMMONLY KNOWN AS 1336 WEST GRAND AVENUE IN CHICAGO; THENCE CONTINUING NORTH ALONG THE SAID EAST LINE OF SAID LOT 21, BEING ALSO ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 1.10 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 57 MINUTES 15 SECONDS MEASURED COUNTER-CLOCKWISE, NORTH TO WEST FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.95 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 WEST ALONG THE LAST DESCRIBED COURSE, EXTENDED, A DISTANCE OF 17.73 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 6.98 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.40 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 11.81 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 4.00 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 25.36 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.98 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 10.04 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.98 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.98 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.80 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 9.63 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 14.37 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 67.81 FEET TO THE POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 9, 2005 AS DOCUMENT 0512945029, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE(S) <sup>P-3</sup> <sub>1</sub>, AS DELINEATED ON SURVEY ON AFOREMENTIONED DECLARATION OF CONDOMINIUM.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 GRANTED PURSUANT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED MAY 9, 2005 AS DOCUMENT 0512945028 BY REX ARCHAMBAULT.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act and Code; (c) the Condominium Documents, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (f) easements, agreements, conditions, covenants, and restrictions of record, if any; (g) leases and licenses affecting the Common Elements or Purchaser; and (h) liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser.