

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0517302271
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/22/2005 02:59 PM Pg: 1 of 3

The Grantors, ANH TUYET NGUYEN and RIKKI HANG, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEY AND WARRANT to EDVIN DEDIC,

residing at 2408 W. Farragut, #3B, Chicago, IL 60625, the following described Real Estate located in Cook County, Illinois.

Parcel 1: That part of the following described property taken as a tract: Lots 5 to 9 both inclusive and that part of vacated North Washtenaw Avenue lying East of the adjoining the East line of Lot 5 lying West of and adjoining a line 33 feet East of and parallel with the East line of said Lot 5, lying South of and adjoining the North line of said Lot 5 produced East 33 feet and lying North of and adjoining the South line of said Lot 5 produced East 33 feet all in Block 1 in Fred Brummel and Company's Subdivision being a Subdivision of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 40 North, Range 13, East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of said Tract: Thence East along the North line of said Tract; thence East along the North line of said Tract, a distance of 80.82 feet; thence South at right angles to the North Line of said Tract, a distance of 20.59 feet; thence West parallel with the North line of said tract, a distance of 80.52 feet to a point in the West line of said tract; thence North along the West line of said tract, a distance of 20.59 feet to the point of beginning, all in Cook County, Illinois.

3/24

Parcel 2: A non-exclusive, irrevocable and perpetual easement for the benefit of Parcel 1 for ingress and egress over the East 6.0 feet of the West 82.0 feet of the following described property taken as a Tract, Lots 5 to 9 both inclusive and that part of vacated North Washtenaw Avenue lying East of the adjoining the East line of Lot 5 lying West of and adjoining a line 33 feet East of and parallel with the East line of said Lot 5, lying South of and adjoining the North line of said Lot 5 produced East 33 feet and lying North of and adjoining the South line of said Lot 5 produced East 33 feet all in Block 1 in Fred Brummel and Companys Subdivision being a Subdivision of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 40 North, Range 13, East of the Third Principal Meridian, Cook County, Illinois.

STATE OF ILLINOIS



JUN. 15. 05

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

* 000001293X

REAL ESTATE TRANSFER TAX

0038350

FP 103021

PROFESSIONAL NATIONAL TITLE NETWORK, INC.

UNOFFICIAL COPY Chicago, IL 60659

Edwin Dedic
2710 W. Bryn Mawr # F

Chicago, IL 60659
2710 W. Bryn Mawr # F

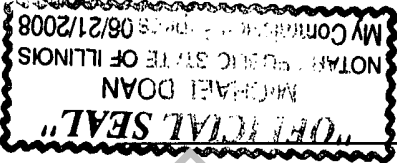
EDVIN DEDIC

MAIL SUBSEQUENT TAX BILLS TO:

AFTER RECORDING, MAIL TO:

This Warranty Deed was prepared by Attorney Carlos A. Saavedra, 33 N. Dearborn St., Suite 2201, Chicago, IL 60602.

[SEAL]



Notary Public

May 26th, 2005

State of Illinois, County of Cook, SS. The undersigned, a Notary Public in Cook County, Illinois, DOES HEREBY CERTIFY that ANH TUYET NGUYEN and RIKKI HANG, personally known to me to be the same persons shown as Grantor in this Warranty Deed, and signed and delivered this Warranty Deed.

RIKKI HANG

ANH TUYET NGUYEN

Dated: May 26th, 2005

Hereby releasing and waiving all rights under, and by virtue of, the Homestead Exemption under Illinois law, TO HAVE AND TO HOLD SAID PREMISES FOREVER.

Subject to covenants, conditions, restrictions, and easements of record, private and utility easement, and general taxes for the year 2004 and subsequent years,

2710 W. Bryn Mawr, Unit F, Chicago, IL 60659

PIN 13-01-425-039-0000

Parcel 3: A non-exclusive, irrevocable and perpetual easement for the benefit of Parcel 1 for ingress and egress over the West 19.20 feet of the following described property taken as a Tract; Lots 5 to 9 both inclusive and that part of vacated North Washatenaw Avenue lying East of the adjoining the East line of Lot 5 lying West of and adjoining a line 33 feet East of and parallel with the East line of said Lot 5, lying South of and adjoining the North line of said Lot 5 produced East 33 feet and lying North of and adjoining the South line of said Lot 5 produced East 33 feet all in Block 1 in Fred Brummel and Company's subdivision being a subdivision of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 40 North, Range 13, East of the Third Principal Meridian, Cook County, Illinois.

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COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 JUN. 15. 05
 REVENUE STAMP



0000012934
 REAL ESTATE
 TRANSFER TAX
 00191.75
 FP 103025

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 JUN. 15. 05
 DEPARTMENT OF REVENUE



0000005821
 REAL ESTATE
 TRANSFER TAX
 02876.25
 FP 103026

Property of Cook County Clerk's Office