

UNOFFICIAL COPY

Chicago Title Insurance Company



Doc#: 0518635259
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/05/2005 09:47 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

25038738/HMR347235 10³

THE GRANTORS, Robert A. Zimmers and Rowena M. Zimmers, husband and wife, of the City of St. Charles, County of Kane, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and Warrant to 1962 Lincoln^{AVE.} LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

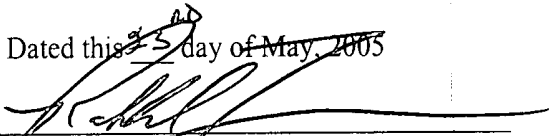
Grantees address: 4871 Ravenswood, Chicago, IL
LEGAL DESCRIPTION ATTACHED.

SUBJECT TO: General real estate taxes not due and payable at the time of closing; existing leases, covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-33-401-035-0000 and 14-33-401-036-0000
Address(es) of Real Estate: 1962 and 1964 Lincoln Avenue, Chicago, IL 60614

Dated this 25th day of May, 2005


Robert A. Zimmers


Rowena M. Zimmers

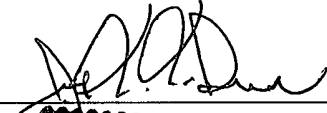
BOX 353-CTP

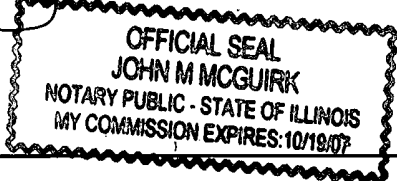
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STATE OF ILLINOIS,
COUNTY OF KANE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert A. Zimmers and Rowena M. Zimmers, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 23 day of May, 2005

 (Notary Public)

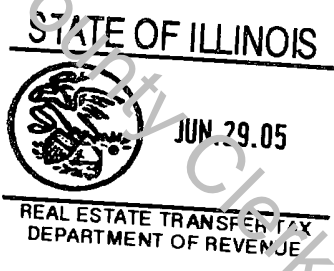


Property of Cook County Clerk's Office

Prepared By: John M. McGuirk
1001 E. Main Street, Suite B
St. Charles, Illinois 60174-2203

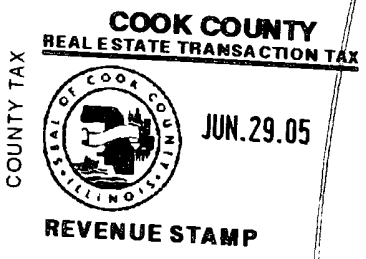
Mail To:
Mr. Howard A. Balikov
555 Skokie Blvd.
Northbrook, IL 60062

Name & Address of Taxpayer and Grantee:
1962 N. Lincoln, LLC
4871 Ravenswood
Chicago, IL 60640



REAL ESTATE TRANSFER TAX
01125.00
FP 103032

0000006771



REAL ESTATE TRANSFER TAX
00562.50
FP 103034

0000006846

CITY OF CHICAGO



JUN. 29. 05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002283

REAL ESTATE TRANSFER TAX
08437.50
FP 103033

CITY TAX

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LEGAL DESCRIPTION

PARCEL 1: LOT 2 IN PUMPELLY'S RESUBDIVISION OF LOTS 2 TO 5 IN ARMSTRONG'S SUBDIVISION OF THE NORTH 3 ACRES OF BLOCK 39 IN CANAL TRUSTEES' SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOT 2 LYING SOUTHWESTERLY AND WESTERLY OF A LINE BEGINNING ON NORTHWESTERLY LINE OF SAID LOT 2 A DISTANCE OF 58.90 FEET SOUTHWESTERLY OF MOST NORTHERLY CORNER OF SAID LOT 2 THENCE SOUTHEASTERLY ON A LINE PARALLEL WITH NORTHEASTERLY LINE OF SAID LOT 2 A DISTANCE OF 15.60 FEET TO A POINT ON A LINE 51 FEET EAST OF AND PARALLEL WITH WEST LINE OF LOT 1 IN PUMPELLY'S RESUBDIVISION AFORESAID THENCE SOUTH ON SAID PARALLEL LINE TO SOUTHEASTERLY LINE OF SAID LOT 2), IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 3 IN PUMPELLY'S RESUBDIVISION OF LOTS 2 TO 5 IN ARMSTRONG'S SUBDIVISION OF THE NORTH 3 ACRES OF BLOCK 39 IN CANAL TRUSTEES' SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOT 3 LYING WESTERLY OF A LINE 51 FEET EAST OF AND PARALLEL WITH THE WESTERLY LINE OF LOTS 1 AND 2 IN PUMPELLY'S RESUBDIVISION AFORESAID) IN COOK COUNTY, ILLINOIS.

PARCEL 3: NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY DEED FROM VICTOR MILLEN TO TYREEL A. RICHARDSON AND ROSE F. RICHARDSON, HIS WIFE DATED APRIL 12, 1948 AND RECORDED APRIL 28, 1948 AS DOCUMENT 14302282 FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND, 2 FEET TO THE EAST OF AND 2 FEET TO THE WEST OF A LINE STARTING AT A POINT ON THE SOUTHEASTERLY LINE OF LOT 4, 51 FEET EAST OF THE WEST LINE OF LOT 3, EXTENDING NORTH TO THE BUILDING LINE, ALSO 4 FEET TO THE ALLEY IN A NORTHWESTERLY DIRECTION STARTING ON A LINE BEGINNING FROM A POINT 103.95 FEET FROM THE EASTERMOST CORNER OF LOT 4 ON THE SOUTHEASTERLY LINE OF SAID LOT EXTENDING TO SAID ALLEY, ALSO 4 FEET TO THE SOUTHEAST OF A LINE STARTING FROM A POINT 58.90 FEET FROM THE NORTHERLY CORNER OF LOT 2 ALONG THE NORTHWESTERLY LOT LINE AND EXTENDING TO THE POINT 15.60 FEET IN THE SOUTHEASTERLY DIRECTION ALONG THE PRESENT BUILDING LINE, IN COOK COUNTY, ILLINOIS.