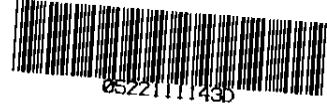


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This instrument drafted by:
Michael Sreenan
853 N. Elston Avenue
Chicago, IL 60622

010513911/NNNT/SS/1062

Doc#: 0522111433
Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 08/09/2005 11:00 AM Pg: 1 of 3

WARRANTY DEED

This indenture, made July 29, 2005 between Irving Park Development, L.L.C., an Illinois limited liability company ("Grantor") and Christopher Mitchell and Eva M. Braun, ~~his and wife, not as joint tenants~~^{*} and not as tenants in common ~~but as tenants by the entirety~~ ("Grantee") whose address is: 2715 W. Dakin Street, Unit 24, Chicago, IL 60618, WITH RIGHT OF SURVIVORSHIP,

P
3
D

Witnesseth, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is acknowledged, does hereby grant, sell, convey and warrant unto the Grantee, the following described real estate, situated in the City of Chicago, Cook County, Illinois to wit:

Parcel A:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 24 AFORESAID; THENCE NORTH 89°19'27" EAST, ALONG THE NORTH LINE, THEREOF, 269.94 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN THE SUBDIVISION OF BLOCK 4 AND THAT PART OF BLOCK 5 LYING WEST AND NORTH OF THE CENTER LINE OF THE CHICAGO RIVER IN KINZIE'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 24, AFORESAID; THENCE SOUTH 01° 31' 40" EAST, 50.00 FEET ALONG SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF IRVING PARK ROAD; THENCE NORTH 89°19'27" EAST, ALONG SAID SOUTH LINE, 101.66 FEET; THENCE SOUTH 00°40'33" EAST, 61.12 FEET; THENCE EASTERLY 6.39 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 10.50 FEET CONVEX TO THE SOUTH AND WHOSE CHORD BEARS SOUTH 73°15'04" EAST A DISTANCE OF 6.29 FEET; THENCE SOUTH 00°40'33" EAST, 32.00 FEET; THENCE NORTH 89°19'27" EAST, 82.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°19'27" EAST, 15.00 FEET; THENCE SOUTH 00°40'33" EAST, 80.00 FEET; THENCE SOUTH 89°19'27" WEST, 15.00 FEET; THENCE NORTH 00°40'33" WEST, 80.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS. CONTAINING 1,200 SQUARE FEET OR 0.0275 ACRES, MORE OR LESS.

Parcel B

Easements for the benefit of Parcel A as created by Declaration of Covenants, Conditions, Restrictions and Easements for River Park North Homeowners' Association recorded April 28, 200 as document number 0511812274 made by Irving Park Development, L.L.C., an Illinois limited liability company, as Declarant, for access, ingress and egress, as more fully described therein and according to the terms set forth therein.

Near North National Title
222 N. LaSalle
Chicago, IL 60601

UNOFFICIAL COPY

Grantor also hereby grants to the Grantee, and the successors and assigns of Grantee, 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 Covenants, Conditions, Restrictions and Easements, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration of Covenants, Conditions, Restrictions and Easements 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 of Covenants, Conditions, Restrictions and Easements the same as though the provisions of said Declaration were recited and stipulated at length herein.

Commonly known as 2715 W. Dakin Street, Unit 24, Chicago, Illinois.
Permanent Index Numbers: 13-24-200-002-0000, 13-24-200-003-0000, 13-24-200-004-0000, 13-24-200-005-0000, 13-24-200-006-0000, 13-24-200-0007-0000

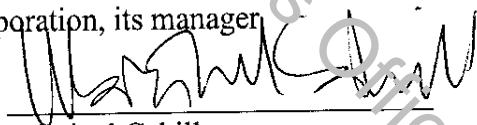
To Have And To Hold the same unto the Grantee as aforesaid and to the proper use, benefit on behalf of the Grantee forever

No tenant of the Unit had the right of first refusal to purchase the Unit.

In Witness Whereof, the Grantor has executed this Deed as of the date first above written.

Irving Park Development , L.L.C.
An Illinois limited liability company

By: Rezmar Corporation, an Illinois corporation, its manager

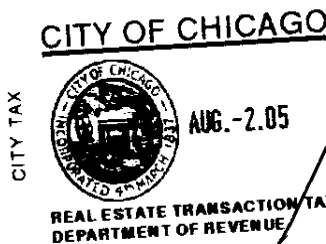
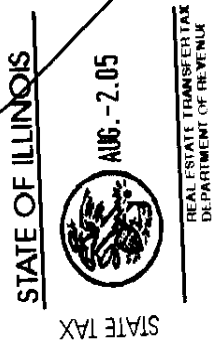
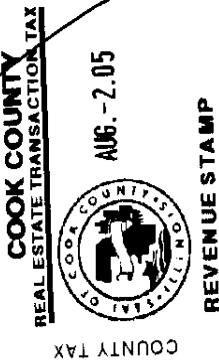
By: 
Marinel Cahill
Its Secretary

REAL ESTATE TRANSFER TAX	00220,75	FP326657
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0000007671

REAL ESTATE TRANSFER TAX	00441,50	FP326703
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0000009811



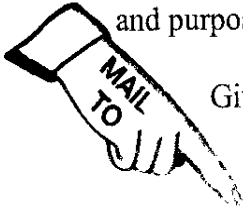
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0000009408

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State of Illinois)
) ss
County of Cook)

The undersigned, a Notary Public in and for said County in the State aforesaid, Does Hereby Certify that Marinel Cahill, Secretary of Rezmar Corporation, the manager of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such president appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of Rezmar Corporation, as manager, for the uses and purposes therein set forth;



Given under my hand and Notarial Seal, July 29, 2005.

maria R. Colon

Notary Public

Upon recordation, return to:

STEPHEN P. DI SILVESTRO
5231 N. HARLEM AVE.
CHICAGO, ILL. 60656



MAIL TAX BILL TO
CHRISTOPHER MITCHELL
EVA M. BEAUN
2715 W. DAWK #24
CHICAGO, ILL. 60618