





**UNOFFICIAL COPY**Legal DescriptionTOWNHOUSE UNIT NO. A-4

That part of Lots 7 and 8 in Block 6 in Schleswig, being a subdivision of part of the Northwest  $\frac{1}{4}$  of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

See Additional Legal Description Attached Hereto and Made a Part Hereof.

ADDRESS: TOWNHOUSE UNIT NO. A-4  
2812 W. Dickens, Chicago, IL

P.I.N: **13-36-119-016-0000** (undivided) affects underlying land

## SUBJECT TO:

- (a) General taxes not due and payable at the time of Closing;
- (b) Building, building line and use or occupancy restrictions, conditions and covenants of record, if any;
- (c) Zoning and building laws or ordinances;
- (d) Roads and highways, if any;
- (e) Covenants and easements heretofore created in favor of public utilities and the City of Chicago and reserved by the Seller for the installation and maintenance of public utility facilities such as, but not limited to, lines, mains, pipes, poles, wires, tunnels, basins and equipment with right of access thereto for necessary maintenance;
- (f) Declaration of Party Wall Rights, Easements, Covenants, Conditions and Restrictions recorded in the Office of the Recorder of Deed; and
- (g) Acts or omissions of Purchaser.

# UNOFFICIAL COPY

UNIT A-4:

THAT PART OF LOTS 7 AND 8, TAKEN AS A SINGLE TRACT, IN BLOCK 6 IN SCHLESWIG, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 00 DEGREES 00 MINUTES 02 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 7 AND ITS EXTENSION, BEING A PORTION OF THE WEST LINE OF SAID LOT 8, A DISTANCE OF 49.04 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 23 SECONDS EAST, A DISTANCE OF 49.47 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING EASTERLY ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 16.02 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, A DISTANCE OF 48.99 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7; THENCE NORTH 85 DEGREES 28 MINUTES 18 SECONDS WEST ALONG THE SAID SOUTH LINE OF LOT 7, A DISTANCE OF 16.02 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 09 SECONDS EAST, A DISTANCE OF 49.00 FEET TO THE POINT OF BEGINNING.

PIN #: 13-36-119-016-0000

Commonly known as: 2812 W. DICKENS AVENUE  
CHICAGO, Illinois 60647