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WARRANTY DEED

ILLINOIS STATUTORY
CORPORATION TO INDIVIDUAL

2063565 mrc
MAIL TO:
Lindsay Moshier

Lindsay Moshier
ATTORNEY AT LAW
105 E. Irving Park Road
Itasca, Illinois 60143

Doc#: 0525541125 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/12/2005 12:42 PM Pg: 1 of 3

NAME/ADDRESS OF TAXPAYER:

Andrew Lim
~~Townhouse Unit No. A-9~~ *2643 N. 78th Ave*
~~2802 W. Dickens~~ *Elmwood Park, IL 60707*
~~Chicago, Illinois 60643~~

RECORDER'S STAMP

M.G.R. TITLE

THE GRANTOR, 2617 W. EVERGREEN CORPORATION, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for the consideration of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporations, CONVEYS and WARRANTS unto ANDREW LIM of Townhouse Unit A-9, 2802 W. Dickens, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Legal Description attached hereto and made a part hereof.

Permanent Index Number: 13-36-119-016-0000 (undivided) affects underlying land

Commonly Known As: Townhouse Unit A-9,
2802 W. Dickens, Chicago, Illinois

SUBJECT TO: See Legal Description attached hereto and made a part hereof.

In Witness Whereof, the said Grantors have caused their respective names to be signed to these presents by their respective Presidents this 18th day of August, 2005.

2617 W. EVERGREEN CORPORATION,
an Illinois corporation

BY: x *K. Miscierewicz*
Krzysztof Miscierewicz, Its President

UNIT A-9:

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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 129.40 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING EASTERLY ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 10.55 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, A DISTANCE OF 100 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 23 SECONDS EAST A DISTANCE OF 5.35 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, A DISTANCE OF 45.92 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7; THENCE NORTH 89 DEGREES 28 MINUTES 18 SECONDS WEST ALONG THE SAID SOUTH LINE OF LOT 7, A DISTANCE OF 15.90 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 09 SECONDS EAST, A DISTANCE OF 48.93 FEET TO THE POINT OF BEGINNING.

ADDRESS: TOWNHOUSE UNIT A-9
2802 W. Dickens, Chicago, Illinois

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.