

3

# UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0607241079 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/13/2006 12:16 PM Pg: 1 of 4

THE GRANTOR, 3717 Milwaukee LLC, an Illinois Limited Liability Company, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO:

Christopher W. Gallagher and Teresa Gallagher as husband and wife as Tenants  
By The Entirety, 108 E. 96th Street, #15A, New York, New York 10128

("Grantee") 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.

(above space for recorder only)

Address: 3721 N. Milwaukee, Unit 4 Avenue, Chicago, Illinois

P.I.N.: 13-22-<sup>119</sup>~~119~~-019-0000; 13-22-<sup>119</sup>~~119~~-020-0000 13-22-119-<sup>030</sup>~~021~~-0000; ~~13-22-119-022-0000~~  
(affect the land and other property)

SUBJECT TO: (1) real estate taxes not yet due and payable; (~~2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing;~~) (3) applicable zoning planned unit development and building laws or ordinances and restrictions; (4) all public, private and utility easements; (5) encroachments, covenants, conditions, restrictions and agreements of record, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Premises as a residential townhome; (6) the Declaration of Restrictions, Easements, Party Wall Rights and Maintenance for the Gables II Row Homes, and any amendments and exhibits thereto; (7) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (8) liens and other matters as to which the title insurance company commits to insure Grantee against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager this 26th day of January, 2006.

2066068  
MERCURY TITLE COMPANY, L.L.C.  
10/3/06

3717 Milwaukee, LLC  
an Illinois limited liability company,

BY:   
Robert Mosky, a Manager

M.G.R. TITLE

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Prepared by Brown, Udell & Pomerantz, 1332 N. Halsted Street Suite 100, Chicago, IL.

Mail to:

Michael Samuels  
720 Osterman Avenue  
Suite 301  
Deerfield, IL 60015


Send subsequent tax bills to:

Christopher W. Gallagher and Teresa Gallagher  
3721 N. Milwaukee, Unit 4  
Chicago, IL 60641

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



MAR. 10.06

REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE


# 0000032927

REAL ESTATE TRANSFER TAX
00465.00
FP326660

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX




MAR. 10.06

REVENUE STAMP

# 0000184765

REAL ESTATE TRANSFER TAX
00232.50
FP326670

City of Chicago  
Dept. of Revenue



423347

03/09/2006 09:59

Batch 11808 29

Real Estate Transfer Stamp

\$3,487.50

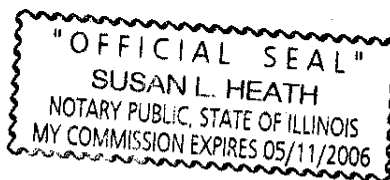
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State of Illinois)  
                              ) ss  
County of Cook)

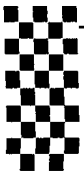
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert Mosky, a Manager of 3717 Milwaukee, LLC and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as Manager of said company, for the uses and purpose therein set forth.

Given under my hand and official seal, this 26<sup>th</sup> of January, 2006

*Susan L. Heath*  
Notary Public



Property of Cook County Clerk's Office



# UNOFFICIAL COPY

THE NORTHEASTERLY 24.0 FEET OF THE SOUTHWESTERLY 101.86 FEET OF THE NORTHWESTERLY HALF OF LOTS 16,17,18 AND 19 (EXCEPT THE SOUTHEASTERLY 48.03 FEET THEREOF), TAKEN AS A TRACT, IN BLOCK 7 IN GRAYLAND, BEING A SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT 10 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**REFUSE EASEMENT:**

THE SOUTHEASTERLY 6.70 FEET OF THE NORTHWESTERLY 68.0 FEET OF THE NORTHEASTERLY 4.11 FEET AND THE SOUTHEASTERLY 6.70 FEET OF THE NORTHWESTERLY 91.22 FEET OF THE NORTHEASTERLY 4.23 FEET OF LOTS 16, AND 19 ( EXCEPT THE SOUTHEASTERLY 48.03 FEET THEREOF), TAKEN AS A TRACT, IN BLOCK 7 IN GRAYLAND, BEING A SUBDIVISION OF THE NORTHWEST QUARTER ( EXCEPT 10 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**DRIVEWAY AREA EASEMENT:**

THE SOUTHEASTERLY 16.0 FEET OF THE NORTHWESTERLY 84.0 FEET OF THE NORTHEASTERLY 122.38 FEET OF THE SOUTHWESTERLY 122.73 FEET OF LOTS 16,17,18 AND 19 (EXCEPT THE SOUTHEASTERLY 48.03 FEET THEREOF), TAKEN AS A TRACT IN BLOCK 7 IN GRAYLAND, BEING A SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT 10 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE AFORESAID TRACT, DESCRIBED AS FOLLOWS : BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SAID TRACT, SAID POINT BEING 83.82 FEET SOUTHEASTERLY OF THE NORTHEASTERLY CORNER OF SAID TRACT; THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID TRACT, A DISTANCE OF 4.93 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 12.72 FEET TO A POINT, SAID POINT BEING 17.27 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID TRACT AND 64.98 FEET NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF SAID TRACT; THENCE NORTHWESTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 21.35 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 13.15 FEET TO A POINT, SAID POINT BEING 4.81 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID TRACT AND 68.70 FEET SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF SAID TRACT; THENCE CONTINUING NORTHEASTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID TRACT, A DISTANCE OF 4.81 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID TRACT; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 15.12 FEET TO THE POINT OF BEGINNING, ALL IN COOK CORNER, ILLINOIS.

**WALKWAY AREA EASEMENT:**

THE SOUTHEASTERLY 6.0 FEET OF THE NORTHWESTERLY 78.94 FEET OF THE SOUTHWESTERLY 10.35 FEET OF LOTS 16, 17, 18 AND 19 (EXCEPT THE SOUTHEASTERLY 48.03 FEET THEREOF), TAKEN AS A TRACT, IN BLOCK 7 IN GRAYLAND, BEING A SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT 10 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK CORNER, ILLINOIS.

PIN: 13-22-119-019-0000; 13-22-119-020-0000; 13-22-119-030-0000