

UNOFFICIAL COPY



Doc#: 0610440143 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/14/2006 12:00 PM Pg: 1 of 4

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

01060629/MMS/SS/1063

**WARRANTY DEED**

**This indenture**, made March 31, 2006 between Irving Park Development, L.L.C., an Illinois limited liability company ("Grantor") and Dennis M. McGann and Ellen C. McGann husband and wife, not as joint tenants and not as tenants in common but as tenants by the entirety ("Grantee") whose address is: 3938 N. Fairfield, Unit 17, Chicago, IL 60618,

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 1:**

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 CONTINUING SOUTH 01°31'40" EAST ALONG THE WEST LINE OF SAID LOT 2, 244.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°28'20" EAST, 59.77 FEET; THENCE SOUTH 00°40'33" EAST, 42.25 FEET to a line 270.00 feet South of and parallel with the South line of Irving Park Road; THENCE SOUTH 88°28'20" WEST along said parallel line, 59.14 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 01°31'40" WEST, ALONG THE WEST LINE OF LOT 2, 41.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.  
CONTAINING 2,485 SQUARE FEET OR 0.0571 ACRES, MORE OR LESS.

**Parcel 2**

Easements for the benefit of Parcel 1 as created by Declaration of Covenants, Conditions, Restrictions and Easements for River Park North Homeowners' Association recorded April 28, 2005 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

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Property of Cook County Clerk's Office

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX

APR. 12. 06

REAL ESTATE TRANSACTION TAX  
# 0000008712

REAL ESTATE  
TRANSFER TAX  
0038275

REVENUE STAMP  
FP326657

**STATE OF ILLINOIS**  
STATE TAX

APR. 12. 06

REAL ESTATE TRANSACTION TAX  
# 000000853

REAL ESTATE  
TRANSFER TAX  
0076550

REVENUE STAMP  
FP326703

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

**CITY OF CHICAGO**  
CITY TAX

APR. 12. 06

REAL ESTATE TRANSACTION TAX  
# 0000010091

REAL ESTATE  
TRANSFER TAX  
0574125

REVENUE STAMP  
FP326675

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

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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 3938 N. Fairfield, Unit 17, 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 Mateo Cahill  
Its Secretary

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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 Mateo 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, March 31, 2006

Maria R. Colon

Notary Public

Upon recordation, return to:

Michael Grabill  
707 Skokie Blvd.  
Suite 420  
Northbrook IL 60062

