

UNOFFICIAL COPY

Doc#: 0611032134 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/20/2006 03:51 PM Pg: 1 of 3

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

WARRANTY DEED

W. B. A. A.
This indenture, made April 11, 2006 between Irving Park Development, L.L.C., an Illinois limited liability company ("Grantor") and Gregory H. Goodman and Lindsay Goodman husband and wife ("Grantee") whose address is: 2724 W. Dakin Street, Unit 10, 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 in Tenancy by the Entireties and not as Joint Tenants or Tenants in Common, the following described real estate, situated in the City of Chicago, Cook County, Illinois to wit:

MMT 010606 20-11-11

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 NORTH 89°19'27" EAST, ALONG SAID SOUTH LINE, 101.66 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°19'27" EAST, 38.51 FEET; THENCE SOUTH 00°40'33" EAST, 63.00 FEET; THENCE SOUTH 89°19'27" WEST, 32.51 FEET; THENCE WESTERLY 6.39 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTH, HAVING A RADIUS OF 10.50 FEET AND WHOSE CHORD BEARS NORTH 73°15'04" WEST; THENCE NORTH 00°40'33" WEST, 61.12 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

CONTAINING 2,423 SQUARE FEET OR 0.0556 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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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 2724 W. Dakin Street, Unit 10, 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: Robert S. Williams
Robert S. Williams
Its President

REAL ESTATE TRANSFER TAX
0028500
FP326657

REAL ESTATE TRANSFER TAX
0057000
FP326703

0000070876



