

UNOFFICIAL COPY



Doc#: 0611402031 Fee: \$54.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/24/2006 08:15 AM Pg: 1 of 4

01060627 1 of 4 BK1

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

WARRANTY DEED

This indenture, made April 14, 2006 between Irving Park Development, L.L.C., an Illinois limited liability company ("Grantor") and Brian T. Doughty and Kathleen E. O'Hara, husband and wife, not as joint tenants and not as tenants in common but as tenants by the entirety ("Grantee") whose address is: 3946 N. Fairfield, Unit 14, 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°34'40" EAST ALONG THE WEST LINE OF SAID LOT 2, 128.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°28'20" EAST, 61.28 FEET; THENCE SOUTH 00°40'33" EAST, 34.00 FEET; THENCE SOUTH 88°28'20" WEST, 60.73 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 01°31'40" WEST, ALONG THE WEST LINE OF LOT 2, 34.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.
CONTAINING 2,075 SQUARE FEET OR 0.0476 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 Bank
222 N. LaSalle
Chicago, IL 60601


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Property of Cook County Clerk

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

APR. 21.06



REVENUE STAMP


REAL ESTATE TRANSFER TAX	0097525	FP326657
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000008742

STATE TAX

STATE OF ILLINOIS

APR. 21.06



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


REAL ESTATE TRANSFER TAX	0075050	FP326703
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000010883

CITY TAX

CITY OF CHICAGO

APR. 21.06



REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	0562875	FP326675
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0000010179

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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 3946 N. Fairfield, Unit 14, 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

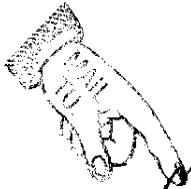
No tenant of the Unit had the right of first refusal to purchase the Unit.

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



Mail To:

William Brennan
835 McClintock Drive
2nd Floor
Burr Ridge, Illinois 60527

Tax Bills To:

Brian T. Doughty
3946 N. Fairfield
Unit 14
Chicago, Illinois 60618

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State of Illinois)
) ss
County of Cook)

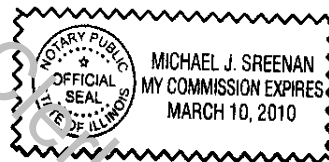
The undersigned, a Notary Public in and for said County in the State aforesaid, Does Hereby Certify that Robert S. Williams, President of Rezmar Corporation, the manager of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such president appeared 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, April 14, 2006.

Michael J. Sreenan

Notary Public

Upon recordation, return to:



Property of Cook County Clerk's Office