

# UNOFFICIAL COPY



Doc#: 0615133182 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/31/2006 01:19 PM Pg: 1 of 4

**SPECIAL WARRANTY**  
**DEED**  
**TENANCY BY THE ENTIRETY**

GRANTOR,  
WRIGHTWOOD-  
PAULINA, LLC, an Illinois  
limited liability company,  
having its principal place of  
business at 900 N. North  
Branch, Chicago, Illinois  
60622, for and in  
consideration of Ten and  
No/100 Dollars (\$10.00) and  
other good and valuable  
consideration in hand paid, does hereby

*This space reserved for Recorder's use only.*

REMISE, RELEASE, ALIEN AND CONVEY to the grantee(s),

MARK M. RYAN AND SUZANNE M. RYAN, his wife, 2730 N. Southport Ave., Chicago, Illinois, the following described real estate, to wit (the "Property"):

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Permanent Index Nos: 14-30-403-110-0000  
Commonly Known As: 2634 N. Paulina, Chicago, Illinois

TO HAVE AND TO HOLD said premises as husband and wife NOT in Tenancy in Common NOR as Joint Tenants, but as TENANTS BY THE ENTIRETY, forever.

SUBJECT TO: (1) General real estate taxes for the 2<sup>nd</sup> Installment of 2005 and subsequent years; (2) Terms, provisions, covenants, conditions and restrictions contained in and rights and easements established by the Declaration of Ownership and of Easements, Restrictions, Covenants and By-Laws for the Columbia Place South Homes Owners' Association recorded August 14, 2004 as Document No. 0416639115, as amended from time to time; (3) Terms, Conditions, Restrictions and Covenants Contained in the Access Easement Agreement (Common Area) dated June 4, 2004 and Recorded June 14, 2004 as Document No. 0416639119; (4) Terms, Conditions, Restrictions and Covenants Contained in the Access Easement Agreement (Easement Parcel) dated June 4, 2004 and Recorded June 14, 2004 as Document No. 0416639120; (5) Applicable zoning and building laws and ordinances and other ordinances of record; (6) Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (7) Utility Easements, if any, whether recorded or unrecorded; (8) Covenants, conditions, restrictions easements and agreements of record; and (9) Liens and other matters of title over which the Title Company is willing to insure without cost to Grantee, provided none of the foregoing materially adversely affect Grantee's use of the Property as a single family residence.

Box 400-CTCC

4  
J.

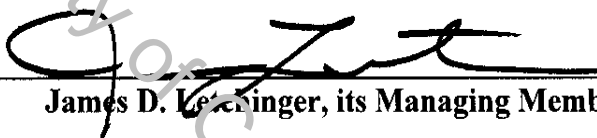
829-7493  
B2  
Eugene Moore

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And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the grantee(s), their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of the 26<sup>th</sup> day of May, 2006

**WRIGHTWOOD-PAULINA, LLC**  
an Illinois limited liability company

By:   
James D. Lechinger, its Managing Member

STATE OF ILLINOIS


STATE TAX  MAY. 30. 06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000025382

REAL ESTATE TRANSFER TAX
00852.00
FP 103024

COOK COUNTY  
REAL ESTATE TRANSACTION TAX


COUNTY TAX  MAY. 30. 06

REVENUE STAMP

# 0000003383

REAL ESTATE TRANSFER TAX
00426.00
FP 103022

CITY OF CHICAGO

CITY TAX  MAY. 30. 06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000003595

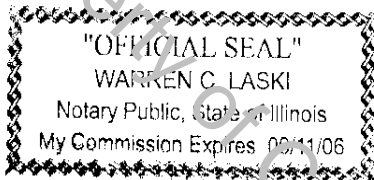
REAL ESTATE TRANSFER TAX
06390.00
FP 103023

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STATE OF ILLINOIS        )  
   )  
 COUNTY OF COOK         )       SS

I, the undersigned, a Notary Public for the County and State aforesaid, DO HEREBY CERTIFY that James D. Letchinger, the Managing Member of Wrightwood-Paulina, LLC, 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, and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notary seal this 26<sup>th</sup> day of May, 2006.



*Warren C. Laski*  
 \_\_\_\_\_  
 Notary Public

Prepared By: WARREN C. LASKI, ESQ., 1751 W. Surf Street, Chicago, Illinois 60657  
 Tax Bill To: MARK M. RYAN, 2634 N. Paulina, Chicago, Illinois 60614  
 Return To: JOE FERNIM, ESQ., 1521 Greenwood Ave., Wilmette, Illinois 60091

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## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:

THE EAST 122.00 FEET OF LOT 2, LYING SOUTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE THEREOF AT A POINT 362.34 FEET NORTH OF THE SOUTHEAST CORNER THEREOF AND LYING NORTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE THEREOF AT A POINT 344.34 FEET NORTH OF SAID SOUTHEAST CORNER IN THE NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER COMMON AREAS AS CREATED BY THE DECLARATION OF OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE COLUMBIA PLACE SOUTH HOMES OWNERS' ASSOCIATION RECORDED AS DOCUMENT 0416639115:

AFFECTS THE WEST 18 FEET OF THE EAST 140 FEET OF THE SOUTH 675 FEET OF LOT 2 AFORESAID.

### PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS TO PAULINA STREET OVER THE "EASEMENT PARCEL" AS CREATED BY THE ACCESS EASEMENT AGREEMENT RECORDED AS DOCUMENT 0416639120.

AFFECTS THE EAST 122 FEET OF THE SOUTH 675 FEET OF LOT 2, LYING NORTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE THEREOF AT A POINT 640.85 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, IN AFORESAID SUBDIVISION.