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0624802027D

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

Doc#: 0624802027 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/05/2006 08:10 AM Pg: 1 of 3

01060623
ZurH
84

WARRANTY DEED

This indenture, made August 18, 2006 between Irving Park Development, L.L.C., an Illinois limited liability company ("Grantor") and Michael J. Camodeca, a single man and Amy Mattola, a single woman, as Joint Tenants ("Grantee") whose address is: 2940 N. Fairfield, Unit 16, 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, 194.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°28'20" EAST, 60.27 FEET; THENCE SOUTH 00°40'33" EAST, 34.00 FEET; THENCE SOUTH 88°28'20" WEST, 59.77 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 2,041 SQUARE FEET OR 0.0468 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.

300

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 3940 N. Fairfield, Unit 16, 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 Cahill
Marinel Cahill
Its Secretary

REAL ESTATE TRANSFER TAX
00280.00
FP326657

REAL ESTATE TRANSFER TAX
00560.00
FP326703

COOK COUNTY REAL ESTATE TRANSACTION TAX
AUG. 30. 06
SEAL OF COOK COUNTY ILLINOIS
REVENUE STAMP

STATE OF ILLINOIS
AUG. 30. 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

CITY OF CHICAGO
CITY TAX
AUG. 30. 06
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
0003010513
REAL ESTATE TRANSFER TAX
0420000
FP326675

