

PREPARED BY:

Gregg A. Garofalo, P.C.
150 North Wacker Drive, Suite 2020
Chicago, IL 60606



Doc#: 0624805199 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/05/2006 02:18 PM Pg: 1 of 2

MAIL TAX BILL TO:

Delvarine McCarthy
424 Pennsylvania Way
Oak Park, IL 60302

MAIL RECORDED DEED TO:

Karim Dure, Esq.
Attorney At Law
1900 Ashbury Avenue
Evanston, IL 60201

Ticor-592005

**WARRANTY DEED
Statutory (Illinois)**

THE GRANTORS, Ronald H. Spuhler & Beata K. Spuhler, husband and wife, of the Village of Oak Park, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Delvarine McCarthy, who resides at 5814 W. Ohio, Chicago, Illinois, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

LOTS 15, 16, 33 AND 34 IN BLOCK 2, TOGETHER WITH THAT PART OF THE EAST-WEST 20 FOOT PUBLIC ALLEY NORTH OF AND ADJOINING LOTS 15 AND 16, SOUTH OF AND ADJOINING LOT 34, EAST OF THE NORTHERLY EXTENSION OF SAID LOT 16 TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID LOT 34 AND WEST OF THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 15 TO THE SOUTHEAST CORNER OF SAID LOT 34 ALL IN BLOCK 2 IN CENTRAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING FROM SOUTH-EAST CORNER OF LOT 34; THENCE 100.10 FEET WESTERLY ALONG THE SOUTH BORDER OF LOT 34; THENCE 79.65 FEET NORTHERLY ALONG THE WEST BORDER OF LOT 34 TO THE POINT OF BEGINNING; THENCE 61.69 FEET EASTERLY ALONG A LINE PARALLEL TO THE SOUTH BORDER OF LOT 34; THENCE 20.0 FEET NORTHERLY ALONG A LINE PARALLEL TO THE EAST BORDER OF LOT 34; THENCE 61.69 FEET WESTERLY ALONG A LINE PARALLEL TO THE SOUTH BORDER OF LOT 34; THENCE 20.00 FEET SOUTHERLY ALONG THE WEST BORDER OF LOT 34 TO THE POINT OF BEGINNING

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS DECLARED IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS OF MADISON SQUARE TOWNHOMES DATED MARCH 26, 2004 AND RECORDED MARCH 30, 2004 AS DOCUMENT 0409032058.

Permanent Index Number(s): 16-07-323-018-0000, 16-07-323-019-0000 & 16-07-323-042-0000 to be known as 16-07-323-077-0000 for the 2006 tax year in 2007.

Property Address: 424 Pennsylvania Way, Oak Park, Illinois 60302

Subject, however, to the general taxes for the year of 2005 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

BOX 15

