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ILLINOIS STATUTORY WARRANTY DEED CORPORATION TO INDIVIDUAL



Doc#: 0722842081 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 08/18/2007 11:31 AM Pg: 1 of 3

RETURN TO: Angela Gibson

4854 N. Kedvale

Chicago, IL 60630

SEND SUBSEQUENT TAX BILLS TO:

Jay Voss

5306
5106 N. Damen #1 North

Chicago, IL 60625

RECORDER'S STAMP

THE GRANTOR(S) Sheahan Builders, Inc.

a corporation created and existing under and by virtue of the laws of State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten Dollars, in hand paid, and pursuant to authority given by the Board of Directors of said corporation **Convey(s) and Warrant(s) to 5306 N. DAMEN LLC**

not in tenants in common but in joint tenancy, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THOSE PREMISES LEGALLY DESCRIBED ON EXHIBIT A WHICH IS ATTACHED HERETO AND HEREBY MADE A PART HEREOF.

To have and to hold said premises not as tenants in common but as Joint Tenants forever.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President and attested by its Secretary, this 24th day of July, 2007.

Sheahan Builders, Inc.
(NAME OF CORPORATION)

BY Devin P. Sheal
PRESIDENT

ATTEST: Devin P. Sheal
SECRETARY

Permanent Tax Identification No.(s): 14-07-111-031-0000 and
14-07-111-032-0000

Property address: 5306 N. Damen, Chicago, Illinois 60613-6025 #1 North

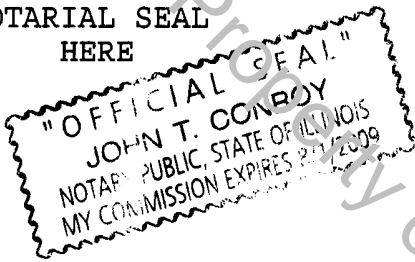
BOX 333-CT

UNOFFICIAL COPY

State of Illinois)
 County of Cook) SS

I, the undersigned, a Notary Public in and for said County and State, aforesaid, DO HEREBY CERTIFY that Denis P. Sheahan, personally known to me to be the President and Secretary of Sheahan Builders, Inc., an Illinois Corporation, and 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 as such President and Secretary, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

IMPRESS
 NOTARIAL SEAL
 HERE



Given under my hand and official seal, this
24th day of July, 2007.

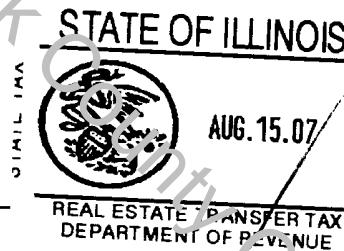
John T. Conroy
 Notary

This Instrument prepared by:

John T. Conroy

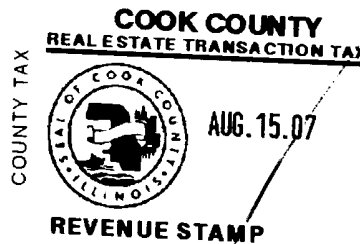
4544 W. 103rd Street

Oak Lawn, IL 60453



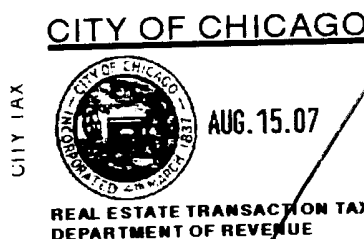
0000042672

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|-----------------------------|
| REAL ESTATE TRANSFER TAX |
| 00394.00 |
| FP 103032 |



0000042776

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|-----------------------------|
| REAL ESTATE TRANSFER TAX |
| 00197.00 |
| FP 103034 |



0000015287

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| REAL ESTATE TRANSFER TAX |
| 02955.00 |
| FP 103033 |

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PARCEL 1:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 18.55 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 30.37 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 3, 4 AND 5, TAKEN AS A SINGLE TRACT, IN THE REINBERG SMITH SUBDIVISION OF THE SOUTH 1/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, (EXCEPT THE STREETS THERETOFORE DEDICATED) EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, BEING A POINT ON THE WEST LINE OF NORTH DAMEN AVENUE, DISTANT 82.90 FEET NORTH OF ITS INTERSECTION WITH THE NORTH LINE OF WEST BERWYN AVENUE, SAID POINT BEING ALSO THE NORTHEAST CORNER OF A FOUR STORY BRICK AND STUCCO BUILDING COMMONLY KNOWN AS 2000 WEST BERWYN AVENUE IN CHICAGO; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 1.15 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 16 MINUTES 09 SECONDS MEASURED CLOCKWISE, SOUTH TO WEST FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 1.37 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE:

SOUTH, A DISTANCE OF 22.30 FEET;
 WEST, A DISTANCE OF 0.50 FEET;
 SOUTH, A DISTANCE OF 11.65 FEET;
 WEST, A DISTANCE OF 4.90 FEET;
 SOUTH, A DISTANCE OF 5.85 FEET;
 WEST, A DISTANCE OF 30.10 FEET;
 NORTH, A DISTANCE OF 4.35 FEET;
 WEST, A DISTANCE OF 5.30 FEET;
 NORTH, A DISTANCE OF 7.50 FEET;
 WEST, A DISTANCE OF 7.40 FEET;
 NORTH, A DISTANCE OF 7.65 FEET;
 EAST, A DISTANCE OF 8.05 FEET;
 NORTH, A DISTANCE OF 19.70 FEET;
 EAST, A DISTANCE OF 40.15 FEET TO THE POINT OF BEGINNING;
 ALL IN COOK COUNTY, ILLINOIS.