

UNOFFICIAL COPY

WARRANTY DEED

Sole Tenancy

THIS INDENTURE is made this Thirtieth day of July, 2007, between SOLO DEVELOPMENT GROUP III, LLC, an Illinois Limited Liability Company in Good Standing, of 2901 W. Estes Ave., Chicago, IL 60645, in the County of Cook and State of Illinois, [Grantor/Seller] and Tony Li, _____, of 265 W. 24th St., Chicago, IL 60616, [Grantees/Buyers], WITNESSETH, that the Grantor/Seller, for and in consideration of the sum of Ten and no/100 Dollars [\$10.00] and other good and valuable consideration in hand paid, conveys and warrants to the Grantees/Buyers, in Sole Tenancy and not as Joint Tenants the following described real estate, to wit:

SEE EXHIBIT A ATTACHED HERETO

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the above granted real estate unto the Grantees/Buyers forever, in Tenancy in Common and not as Joint Tenants

SUBJECT TO: General real estate taxes not yet due and payable; the tax reparation agreement dated 7/30/07; special taxes and assessments for improvements not yet completed; applicable zoning and building laws and ordinances; covenants, conditions, restrictions and building lines of record; party wall rights and agreements, encroachments; the Declaration, as amended from time to time; (vii) public, private, and utility easements of record; (ix) limitations and conditions imposed by the laws of Illinois; (x) installments due after Closing for assessments levied pursuant to the Declaration; and (xi) acts done or suffered by Purchaser

IN WITNESS WHEREOF, the Grantor/Seller has set his/her/their hands and seals the day and year first above written.

James M. Anderson
 SOLO DEVELOPMENT GROUP III, LLC

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

Cheryl Ann Nutley a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, James M. Anderson an authorized member/manager of SOLO DEVELOPMENT GROUP III, LLC personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she they signed and delivered the said instrument as his/her/their free and voluntary act, for uses and purposes therein set forth.

Given under my hand and official seal this 30th day of July, 2007.

Cheryl Ann Nutley
 Notary Public
 My commission Expires on _____



This document was prepared by Berg & Berg, 2100 W. 35th Street, Chicago, Illinois 60609, 773-252-7220
 After Recording Return to: Tony Li,
 Send subsequent tax bills to: Tony Li,

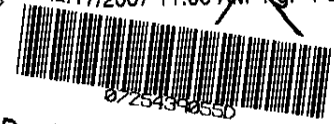
This deed is being re-recorded to correct Legal Description
Box 334

2pgs

SA 5096183 (072) CL LND

STI

Doc#: 0722931056 Fee: \$26.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 09/17/2007 11:05 AM Pg: 1 of 2



Doc#: 0725439055 Fee: \$26.00
 Eugene "Gene" Moore
 Cook County Recorder of Deeds
 Date: 09/11/2007 09:54 AM Pg: 1 of 2

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

THAT PART OF LOTS 1, 2, 3, 4 AND 5, TAKEN AS A TRACT, IN GEORGE AND WILLIAM EARLE'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (EXCEPT THE NORTH 100 FEET OF THE SOUTH 133 FEET OF THE WEST 125 FEET OF THE EAST 158 FEET THEREOF) IN SECTION 31 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 1 DEGREE 38 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT, 51.24 TO A POINT ON A LINE THAT IS 2.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH WALL OF A BRICK BUILDING; THENCE NORTH 88 DEGREES 43 MINUTES 5 SECONDS EAST, ALONG SAID PARALLEL LINE, 44.96 FEET TO A POINT OF BEGINNING ON THE SOUTHERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE NORTH 0 DEGREES 58 MINUTES 54 SECONDS WEST, ALONG SAID CENTER LINE AND THE SOUTHERLY AND NORTHERLY EXTENSIONS THEREOF, 51.28 FEET TO THE NORTH LINE OF SAID TRACT; THENCE NORTH 88 DEGREES 40 MINUTES 22 SECONDS EAST, ALONG SAID NORTH LINE, 20.00 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE SOUTH 0 DEGREE 58 MINUTES 54 SECONDS EAST, ALONG SAID CENTER LINE AND THE NORTHERLY AND SOUTHERLY EXTENSIONS THEREOF, 51.29 FEET TO A POINT ON A LINE THAT IS 2.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH WALL OF A BRICK BUILDING; THENCE SOUTH 88 DEGREES 43 MINUTES 5 SECONDS EAST, ALONG SAID PARALLEL LINE, 20.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS AND CONTAINING 1026 SQUARE FEET, MORE OR LESS, THEREIN.

West 1/2

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1-35 FOR PEDESTRIAL AND VEHICULAR ACCESS, INGRESS, EGRESS AS CREATED BY DECLARATION OF COVENANTS, CONDITION, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0705718049.

Permanent Index Number (PIN):

17-31-306-001-0000, 17-31-306-002-0000, 17-31-306-003-0000, 17-31-306-004-0000, 17-31-306-005-0000, 17-31-306-006-0000, 17-31-306-007-0000

Address of Real Estate:

2055 W. 35th St. Chicago, IL 60609

