

UNOFFICIAL COPY

6107115 lot 2 B4



Doc#: 0725735360 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/14/2007 01:41 PM Pg: 1 of 4

WARRANTY DEED

This indenture, dated August 28, 2007, is between Irving Park Development, L.L.C., an Illinois limited liability company ("Grantor") and Brent D. Davies and Gaye ~~X~~* Macchini, husband and wife, not as joint tenants or tenants in common, but as TENANTS BY THE ENTIRETY ("Grantee") whose address is 3955 N. Washtenaw, Chicago, IL 60618. * Renee

Witnesseth, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, does hereby grant, sell, convey and warrant unto the Grantee, the real estate described on the Exhibit attached hereto and made a part hereof.

Grantor also hereby grants to the Grantee, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said real estate set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for River Park North Homeowners Association and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration 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 as though the provisions of said Declaration were recited and stipulated at length herein.

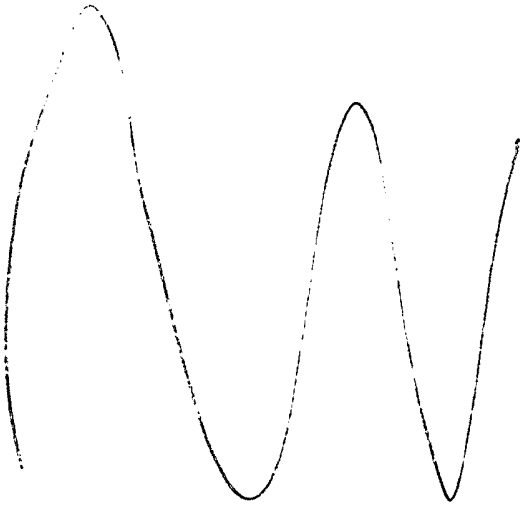
Commonly known as 3955 N. Washtenaw, Chicago, IL 60618. Permanent index numbers: 13-24-200-002-0000, 13-24-200-003-0000, 13-24-200-004-0000, 13-24-200-005-0000, 13-24-200-006-0000 and 13-24-200-007-0000 (includes other property).

To Have And To Hold the same unto the Grantee as aforesaid and to the proper use, benefit and behalf of the Grantee forever.

Near North National Title
222 N. LaSalle
Chicago, IL 60601

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Property of Cook County



REAL ESTATE TRANSFER TAX	0052000	FP 326703
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0000012645

STATE OF ILLINOIS



STATE TAX

SEP. 11.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	0390000	FP 326675
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000011829

CITY OF CHICAGO



CITY TAX

SEP. 11.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

Office

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In Witness Whereof, the Grantor has executed this Deed as of the date first set forth above.

Irving Park Development, L.L.C

By: Robert S. Williams

Its: Authorized Agent

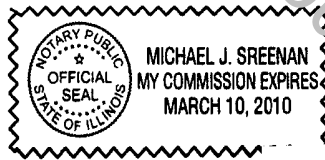
State of Illinois)

) ss

County of Cook)

The undersigned, a Notary Public in Cook County, Illinois, does hereby certify that Robert S. Williams, known to me to be the same person whose name is subscribed to the foregoing instrument as authorized agent of Grantor, appeared before me this day and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes therein set forth.

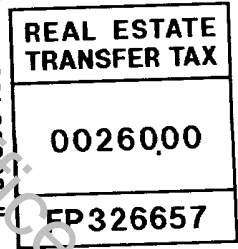
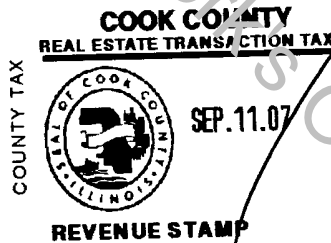
Given under my hand and Notarial Seal 8/29, 2007.



Notary Public

Upon recordation return to:

GAYE R. MACCHINI
3955 N. WASHINGTON
CHICAGO, ILLINOIS 60618



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Exhibit A

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 NORTH 89°19'27" EAST, ALONG SAID SOUTH LINE, 509.13 FEET; THENCE SOUTH 28°04'23" WEST, 22.53 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 61°57'56" EAST, 74.61 FEET; THENCE SOUTH 28°02'00" WEST, 20.33 FEET; THENCE NORTH 61°57'56" WEST, 74.62 FEET; THENCE NORTH 28°04'33" EAST, 20.33 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS. CONTAINING 1,517 SQUARE FEET OR 0.0348 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, a Declarant, for access, ingress and egress, as more fully described therein and according to the terms set forth therein.

Cook County Clerk's Office