

# UNOFFICIAL COPY



08284220820

Doc#: 0828422082 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/10/2008 03:28 PM Pg: 1 of 7



First American Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR. The 5414 South Greenwood on the Park Townhomes, Inc. an Illinois not-for-profit corporation , c/o Gilman Builders, Inc. 1 East Scott Street #1601, Chicago, IL. 60610 CONVEY(S) and WARRANT(S) to The 5414 South Greenwood on the Park Townhomes, Inc., an Illinois not-for-profit corporation. (Address of Grantee: 5414 S. Greenwood, Chicago, IL. 60615). all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER

SUBJECT TO: Covenants, conditions and restrictions of record. Private, public and utility easements and roads and highways.

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number: 20-11-322-036-0000

Address of Real Estate: 5414 S. Greenwood, Chicago, IL

EXEMPT UNDER PROVISIONS OF PARAGRAPH D, SECTION 4, REAL ESTATE TRANSFER ACT

Dated this 7<sup>th</sup> day of October, 2008

THE 5414 SOUTH GREENWOOD  
ON THE PARK TOWNHOMES, INC.,  
an Illinois not-for-profit corporation

By [Signature]  
President

Attest [Signature]  
Secretary

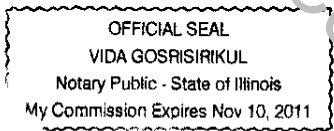
Property of Cook County Clerk's Office

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John Wu, personally known to me to be the president of The 5414 S. Greenwood On the Park Townhomes, Inc. and Kirsten Belzer known to me to be the Secretary of said corporation, whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, and as the act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7<sup>th</sup> day of October, 2008.



(Notary Public)

**Prepared by and Mail to::**

Charles M. Steinberg, Esq.  
Steinberg & Steinberg, Ltd.  
111 W. Washington St., Suite 1421  
Chicago, IL 60602

**Name and Address of Taxpayer:**

The 5414 South Greenwood on the Park Townhomes, Inc.  
5414 S. Greenwood #3  
Chicago, IL 60615

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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## Legal Description Rider

THE SOUTH 15 FEET OF LOT 1 AND THE NORTH 65 FEET OF LOT 5 IN BLOCK 14 IN EGANDALE SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

EXCEPT THAT PART WITHIN THE FOLLOWING DESCRIBED COURSE:

### UNIT 1

THAT PART OF THE SOUTH 15 FEET OF LOT 1 AND THE NORTH 65 FEET OF LOT 5 IN BLOCK 14 IN EGANDALE SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS LYING WITHIN THE FOLLOWING DESCRIBED AREA:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5;  
 THENCE NORTH 00 DEGREES 08 MINUTES 09 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 15.59 FEET TO THE POINT OF BEGINNING;  
 THENCE NORTH 89 DEGREES 56 MINUTES 33 SECONDS EAST A DISTANCE OF 22.79 FEET TO A POINT;  
 THENCE NORTH 00 DEGREES 06 MINUTES 11 SECONDS WEST THROUGH AN INTERIOR PARTY WALL A DISTANCE OF 40.76 FEET TO A POINT;  
 THENCE SOUTH 89 DEGREES 50 MINUTES 55 SECONDS WEST A DISTANCE OF 22.62 FEET TO A POINT IN THE WEST LINE OF SAID LOT 5;  
 THENCE SOUTH 00 DEGREES 08 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 40.72 FEET TO THE POINT OF BEGINNING.  
 COMMONLY: UNIT 1, 5414 SOUTH GREENWOOD, CHICAGO, IL 60615

### UNIT 2

THAT PART OF THE SOUTH 15 FEET OF LOT 1 AND THE NORTH 65 FEET OF LOT 5 IN BLOCK 14 IN EGANDALE SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS LYING WITHIN THE FOLLOWING DESCRIBED AREA:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5;  
 THENCE NORTH 00 DEGREES 08 MINUTES 09 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 15.59 FEET TO A POINT;  
 THENCE NORTH 89 DEGREES 56 MINUTES 33 SECONDS EAST A DISTANCE OF 22.79 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING NORTH 89 DEGREES 56 MINUTES 33 SECONDS EAST A DISTANCE OF 21.43 FEET TO A POINT;  
 THENCE NORTH 00 DEGREES 06 MINUTES 11 SECONDS WEST THROUGH AN INTERIOR PARTY WALL A DISTANCE OF 40.79 FEET TO A POINT;  
 THENCE SOUTH 89 DEGREES 50 MINUTES 55 SECONDS WEST A DISTANCE OF 21.43 FEET TO A POINT;

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THENCE SOUTH 00 DEGREES 06 MINUTES 11 SECONDS EAST THROUGH AN INTERIOR PARTY WALL A DISTANCE OF 40.76 FEET TO THE POINT OF BEGINNING. COMMONLY: UNIT 2, 5414 SOUTH GREENWOOD, CHICAGO, IL 60615

## UNIT 3

THAT PART OF THE SOUTH 15 FEET OF LOT 1 AND THE NORTH 65 FEET OF LOT 5 IN BLOCK 14 IN EGANDALE SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING WITHIN THE FOLLOWING DESCRIBED AREA:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE NORTH 00 DEGREES 08 MINUTES 09 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 15.59 FEET TO A POINT;

THENCE NORTH 89 DEGREES 56 MINUTES 33 SECONDS EAST A DISTANCE OF 44.22 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 56 MINUTES 33 SECONDS EAST A DISTANCE OF 21.42 FEET TO A POINT;

THENCE NORTH 00 DEGREES 06 MINUTES 11 SECONDS WEST THROUGH AN INTERIOR PARTY WALL A DISTANCE OF 40.83 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 50 MINUTES 55 SECONDS WEST A DISTANCE OF 21.42 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 06 MINUTES 11 SECONDS EAST THROUGH AN INTERIOR PARTY WALL A DISTANCE OF 40.79 FEET TO THE POINT OF BEGINNING. COMMONLY: UNIT 3, 5414 SOUTH GREENWOOD, CHICAGO, IL 60615

## UNIT 4

THAT PART OF THE SOUTH 15 FEET OF LOT 1 AND THE NORTH 65 FEET OF LOT 5 IN BLOCK 14 IN EGANDALE SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS LYING WITHIN THE FOLLOWING DESCRIBED AREA:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE NORTH 00 DEGREES 08 MINUTES 09 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 15.59 FEET TO A POINT;

THENCE NORTH 89 DEGREES 56 MINUTES 33 SECONDS EAST A DISTANCE OF 65.64 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 56 MINUTES 33 SECONDS EAST A DISTANCE OF 21.47 FEET TO A POINT;

THENCE NORTH 00 DEGREES 06 MINUTES 11 SECONDS WEST THROUGH AN INTERIOR PARTY WALL A DISTANCE OF 40.86 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 50 MINUTES 55 SECONDS WEST A DISTANCE OF 21.47 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 06 MINUTES 11 SECONDS EAST THROUGH AN INTERIOR PARTY WALL A DISTANCE OF 40.83 FEET TO THE POINT OF BEGINNING. COMMONLY: UNIT 4, 5414 SOUTH GREENWOOD, CHICAGO, IL 60615

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## UNIT 5

THAT PART OF THE SOUTH 15 FEET OF LOT 1 AND THE NORTH 65 FEET OF LOT 5 IN BLOCK 14 IN EGANDALE SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING WITHIN THE FOLLOWING DESCRIBED AREA:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5;  
 THENCE NORTH 00 DEGREES 08 MINUTES 09 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 15.59 FEET TO A POINT;  
 THENCE NORTH 89 DEGREES 56 MINUTES 33 SECONDS EAST A DISTANCE OF 87.11 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING NORTH 89 DEGREES 56 MINUTES 33 SECONDS EAST A DISTANCE OF 21.48 FEET TO A POINT;  
 THENCE NORTH 00 DEGREES 06 MINUTES 11 SECONDS WEST THROUGH AN INTERIOR PARTY WALL A DISTANCE OF 40.90 FEET TO A POINT;  
 THENCE SOUTH 89 DEGREES 50 MINUTES 55 SECONDS WEST A DISTANCE OF 21.48 FEET TO A POINT;  
 THENCE SOUTH 00 DEGREES 06 MINUTES 11 SECONDS EAST THROUGH AN INTERIOR PARTY WALL A DISTANCE OF 40.86 FEET TO THE POINT OF BEGINNING.  
 COMMONLY: UNIT 5, 5414 SOUTH GREENWOOD, CHICAGO, IL 60615

## UNIT 6

THAT PART OF THE SOUTH 15 FEET OF LOT 1 AND THE NORTH 65 FEET OF LOT 5 IN BLOCK 14 IN EGANDALE SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING WITHIN THE FOLLOWING DESCRIBED AREA:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5;  
 THENCE NORTH 00 DEGREES 08 MINUTES 09 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 15.59 FEET TO A POINT;  
 THENCE NORTH 89 DEGREES 56 MINUTES 33 SECONDS EAST A DISTANCE OF 108.59 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING NORTH 89 DEGREES 56 MINUTES 33 SECONDS EAST A DISTANCE OF 21.55 FEET TO A POINT;  
 THENCE NORTH 00 DEGREES 06 MINUTES 11 SECONDS WEST THROUGH AN INTERIOR PARTY WALL A DISTANCE OF 40.93 FEET TO A POINT;  
 THENCE SOUTH 89 DEGREES 50 MINUTES 55 SECONDS WEST A DISTANCE OF 21.55 FEET TO A POINT;  
 THENCE SOUTH 00 DEGREES 06 MINUTES 11 SECONDS EAST THROUGH AN INTERIOR PARTY WALL A DISTANCE OF 40.90 FEET TO THE POINT OF BEGINNING.  
 COMMONLY: UNIT 6, 5414 SOUTH GREENWOOD, CHICAGO, IL 60615

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## UNIT 7

THAT PART OF THE SOUTH 15 FEET OF LOT 1 AND THE NORTH 65 FEET OF LOT 5 IN BLOCK 14 IN EGANDALE SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING WITHIN THE FOLLOWING DESCRIBED AREA:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5;  
 THENCE NORTH 00 DEGREES 08 MINUTES 09 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 15.59 FEET TO A POINT;  
 THENCE NORTH 89 DEGREES 56 MINUTES 33 SECONDS EAST A DISTANCE OF 130.14 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING NORTH 89 DEGREES 56 MINUTES 33 SECONDS EAST A DISTANCE OF 22.80 FEET TO A POINT;  
 THENCE NORTH 00 DEGREES 00 MINUTES 30 SECONDS WEST A DISTANCE OF 40.97 FEET TO A POINT;  
 THENCE SOUTH 89 DEGREES 50 MINUTES 55 SECONDS WEST A DISTANCE OF 22.87 FEET TO A POINT;  
 THENCE SOUTH 00 DEGREES 06 MINUTES 11 SECONDS EAST THROUGH AN INTERIOR PARTY WALL A DISTANCE OF 40.93 FEET TO THE POINT OF BEGINNING.  
 COMMONLY: UNIT 7, 5414 SOUTH GREENWOOD, CHICAGO, IL 60615

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF UNITS 1 THROUGH 7 AS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 5414 SOUTH GREENWOOD ON THE PARK TOWNHOMES RECORDED SEPTEMBER 28, 1999 AS DOCUMENT 99913561, AS AMENDED AND RECORDED NOVEMBER 1, 1999 AS DOCUMENT 09024718.

**SUBJECT TO:** General real estate taxes for the year 1999 and subsequent years; ordinances, covenants, restrictions and public easements of record; the Declaration of Easements, Restrictions and Covenants for The 5414 South Greenwood On The Park Townhomes recorded on September 28, 1999 as Document No. 99913561 and any amendments thereto; the Plat recorded with the Declaration of Easements; the By-Laws embodied in the Declaration of Easements; public roads and highways, utility easements, balcony or patio easements; parking area restrictions and any and all other easements and restrictions described in the Declaration of Easements.

COMMONLY KNOWN AS: 5414 SOUTH GREENWOOD CHICAGO, IL 60615  
 PERMANENT REAL ESTATE INDEX NO. 20-11-322-036-0000

CORP:5414SOUTHGREENWOOD:COMMONAREA-LEGAL

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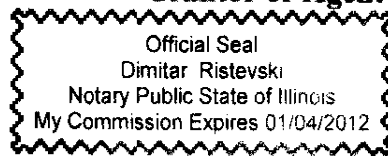
## STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed of Assignment of Beneficial Interest in land trust is either a. natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 7, 2008

Signature: [Handwritten Signature]  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Dimitar RISTEVSKI  
This 7 day of October, 2008.  
Notary Public [Handwritten Signature]

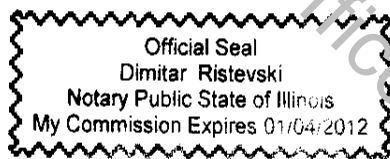


The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date October 7, 2008

Signature: [Handwritten Signature]  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Dimitar RISTEVSKI  
This 7 day of October, 2008.  
Notary Public [Handwritten Signature]



**Note:** Any person who knowingly submits a false statement concerning the identity of **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)