

UNOFFICIAL COPY

09138167

03/01/99 45 001 Page 1 of 3  
1999-12-07 09:55:50  
Cook County Recorder 25.00

WARRANTY DEED

STATUTORY (ILLINOIS)  
CORPORATION TO INDIVIDUAL



-7C 7815429 9905000 F1 1013 Ferrar De Astoria

THE GRANTOR, CITYSCAPE DEVELOPMENT, L.L.C., an Illinois Limited Liability Company, for and in consideration of the sum of TEN (\$10.00) and 00/100-----DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

3w

SCOTT<sup>S</sup> COHEN and JENNIFER<sup>S</sup> COHEN husband and wife  
of 3150 N. LAKE SHORE DRIVE #17C, CHICAGO, IL 60657

not in Tenancy in Common, ~~but~~ in JOINT TENANCY,\* the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

\* but as tenants by the entirety

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 14-29-321-030, 14-29-321-033,  
14-29-321-035

Address of Real Estate: 1357 W. ALTGELD, Chicago, IL 60614

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Jose R. Berges, Jr., Manager of CITYSCAPE DEVELOPMENT, L.L.C., this 13th day of July, 1999.

BOX 333-CTI

CITYSCAPE DEVELOPMENT, L.L.C.,  
an Illinois Limited Liability Company--

By: Jose R. Berges, Jr.  
Jose R. Berges, Jr., Its Manager

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP DEC2-'99 P.A. 11424  
353.50

COOK CO. NO. 016  
119362  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
707.00

★ 05492  
★ 05492  
★ 05492  
★ 05492  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE DEC3-'99 P.B. 11187  
999.00

★ 085493  
★ 085493  
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CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE DEC3-'99 P.B. 11187  
999.00

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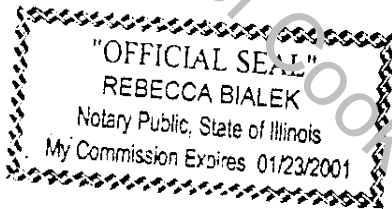
STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK    )

09138167

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jose R. Berges, Jr. the Manager of CITYSCAPE DEVELOPMENT, L.L.C., an Illinois Limited Liability Company 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 the Manager he signed and delivered the said instrument pursuant to authority given by the Operating Agreement of said limited liability company as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, on July 13, 1999.

IMPRESS  
NOTARIAL SEAL  
HERE



Rebecca Bialek  
Notary Public

1/23/2001  
My Commission Expires

This instrument was prepared by Stacey L. Thomas, 455 E. Illinois Street, Suite 565, Chicago, Illinois 60611.

Mail to: Cherie E. Thompson  
19 S. LaSalle, Suite 801  
Chicago, IL 60603

Send subsequent Tax Bill To:  
Scott & Jennifer Cohen  
1357 W. Altgeld  
Chicago, IL 60614

★ 0 8 5 4 9 4  
★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE DEC 3 '99 ★  
★ RB.11187 ★ 999.00 ★

★ 0 8 5 4 9 5  
★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE DEC 3 '99 ★  
★ RB.11187 ★ 999.00 ★

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★ CITY OF CHICAGO ★  
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★ DEPT. OF REVENUE DEC 3 '99 ★  
★ RB.11187 ★ 999.00 ★

★ 0 8 5 4 9 7  
★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE DEC 3 '99 ★  
★ RB.11187 ★ 307.50 ★

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## LEGAL DESCRIPTION

PARCEL 1: LOT 2 IN ALTGELD CLUB BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS FROM FULLERTON AVENUE OVER AND ACROSS A PORTION OF THE EAST 32 FEET OF LOT 8 IN COUNTY CLERK'S DIVISION AFORESAID AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT AND GRANT OF UTILITY EASEMENTS RECORDED AS DOCUMENT 98428496.

SUBJECT TO: REAL ESTATE TAXES NOT YET DUE AND PAYABLE: ZONING AND BUILDING LAWS OR ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENTS OF RECORD, PROVIDED THE PROPERTY IMPROVEMENTS DO NOT VIOLATE OR ENCRACH THEREON; ACCESS EASEMENT AGREEMENT DATED JULY 10, 1997 AND RECORDED AS DOCUMENT NUMBER 97536387 AND AMENDED 1999 AND RECORDED AS DOCUMENT NUMBER ; DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE SINGLE FAMILY HOMES OF ALTGELD CLUB DATED FEBRUARY 23, 1999 AND RECORDED AS DOCUMENT NUMBER AND SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE;

09138167

Cook County Clerk's Office