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Doc#: 1002933056 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/29/2010 10:33 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
(Individual to Individual)

Handwritten notes on the left margin: CMC, 2010, 2010, 3, 5, 52415, 15, 710

Mail To:
Calvin Manshio
4753 N. Broadway
Suite 732
Chicago, IL 60640

Send Subsequent Tax Bills To:
Sangvath and Terri Sith
330 W. Diversey Parkway
Unit 804
Chicago, IL 60657

RECORDER'S STAMP

THE GRANTORS, Emma J. Barton, a divorced and not since remarried woman and Joshua W. Barton, a divorced and not since remarried man, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEY and WARRANT to Sangvath Sith and Terri Sith, husband and wife, of Chicago, Illinois, not as tenants in common but as JOINT TENANTS with rights of survivorship, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Conditions, covenants and restrictions of record; public and utility easements; assessments for improvements not yet completed; special government taxes and assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2009 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 14-28-206-005-1040

Property Address: 330 W. Diversey Parkway, Unit 804, Chicago, IL 60657

Dated this 11 day of Jan, 2010.

Emma J. Barton

Joshua W. Barton

Attorney in Fact

Box 334

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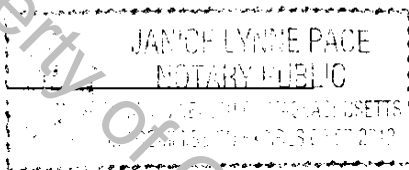
STATE OF MA)
)SS
COUNTY OF Middlesex

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Emma J. Barton and Joshua W. Barton are personally known to me to be the same persons whose names 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, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 11 day of Jan, 2010.

Janice Lynne Page
Notary Public

My Commission Expires:



This instrument was prepared by:

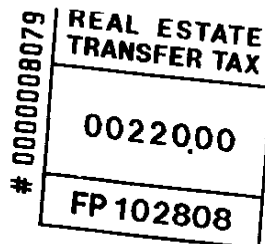
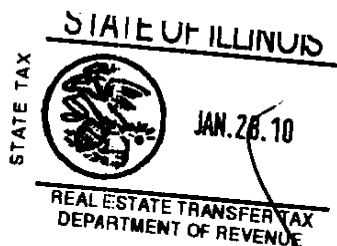
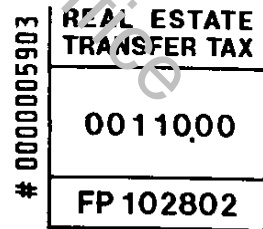
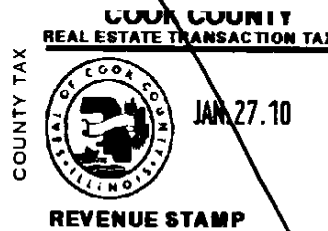
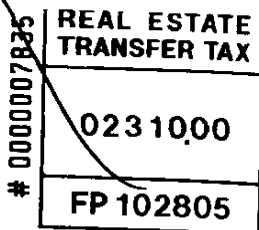
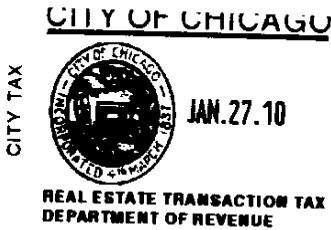
Tory Boyer, Esq., 3223 Lake Avenue, Suite 150, 303, Wilmette, IL 60091
(Name and Address)

MAIL TO:

Calvin Manshio
4753 N. Broadway
Suite 732
Chicago, IL 60640

SEND SUBSEQUENT TAX BILLS TO:

Sangvat and Terri Sith
330 W. Diversey Parkway
Unit 804
Chicago, IL 60657



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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A (CONTINUED)

ORDER NO.: 1409 ST5114299 SNC

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT 804 AS DELINEATED ON SURVEY OF THAT PART OF LOT 6 IN ASSESSORS DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST AND THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST (EXCEPT THEREFROM THAT PART LYING NORTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY);

ALSO

THAT PART OF LOT 7 IN SAID ASSESSOR'S DIVISION WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST, THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST, AND NORTH LINE OF WEST DIVERSEY PARKWAY ON THE SOUTH, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION KNOWN AS TRUST NUMBER 11139, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, OF COOK COUNTY, ILLINOIS, AS DOCUMENT 23400546, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT TO CONSTRUCT, USE AND MAINTAIN PARTY WALL WITH WOODEN PILES AND CONCRETE FOOTINGS, SUCH PILES AND FOOTINGS TO EXTEND NOT MORE THAN 3 FEET 6 INCHES UPON THE HEREINAFTER DESCRIBED LAND, AS CREATED BY PARTY WALL AGREEMENT DATED JANUARY 3, 1956 AND RECORDED JUNE 17, 1957 AS DOCUMENT 16931983, THE CENTER OF SAID PARTY WALL COMMENCING APPROXIMATELY 22 FEET WEST OF THE EAST LOT LINE AND EXTENDING WEST APPROXIMATELY 126 FEET ALONG BOUNDARY LINE BETWEEN ABOVE PARCEL 1 AND THE LAND DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 5 AND 6 IN ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST, COMMONWEALTH AVENUE ON THE EAST (EXCEPTING THEREFROM THAT PART LYING SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD WHICH IS 228 FEET 4 3/16THS INCHES NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY AND SAID STRAIGHT LINE PRODUCED WEST TO THE CENTER LINE OF SAID NORTH SHERIDAN ROAD AND PRODUCED EAST TO THE CENTER OF SAID NORTH COMMONWEALTH AVENUE), IN COOK COUNTY, ILLINOIS.