



Doc#: 1107541047 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/16/2011 11:31 AM Pg: 1 of 3

**WARRANTY DEED**

STATE OF ILLINOIS  
(RECORDING TO CORRECT  
CHAIN OF TITLE)

*Above Space for Recorder's Use Only*

**THE GRANTOR, OLEKSANDER IVANKEVYCH, OF 2625 W. CHICAGO AVENUE, CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, CONVEYS AND WARRANTS TO PIRAMIDA DEVELOPMENT, INC,**

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

*SEE ATTACHED LEGAL DESCRIPTION*

**PROPERTY ADDRESS: 2625 WEST CHICAGO, UNIT 1, CHICAGO, ILLINOIS 60622**

**PERMANENT INDEX NUMBER(s): 16-12-201-049-0000**

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: DECEMBER 15<sup>TH</sup>, 2010

(SEAL)

OLEKSANDER IVANKEVYCH

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S   
SC   
INT

**BOX 334 CTL**

WSA102155 CTL WA 1 of 4

Property of Cook County Clerk's Office

# UNOFFICIAL COPY


STATE OF ILLINOIS, COUNTY OF COOK, SS. I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT OLEKSANDER IVANKEVYCH, ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME HE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS 15TH DAY OF DECEMBER, 2010.


OFFICIAL SEAL  
DEANNA S. RYAN  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES APR 11, 2012

*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 01.11.12

STATE OF ILLINOIS  
  
MAR. -7.11  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0080007249  
REAL ESTATE TRANSFER TAX  
0011000  
FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
MAR. -7.11  
COUNTY TAX  
  
REVENUE STAMP

# 0000007265  
REAL ESTATE TRANSFER TAX  
0005500  
FP 103034

CITY OF CHICAGO  
MAR. -7.11  
  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000008617  
REAL ESTATE TRANSFER TAX  
0115500  
FP 103033

| This Instrument was Prepared By:  | Send Subsequent Tax Bills to:  | After Recording Mail To:  |
|---|--|---|
| Ryan Law Group, LLC<br>1030 West Wrightwood<br>Suite H<br>Chicago, Illinois 60614 | Piramida Development, Inc.<br>2625 W. Chicago<br>Unit 1<br>Chicago, Illinois 60622 | Ryan Law Group, LLC<br>1030 West Wrightwood<br>Suite H<br>Chicago, Illinois 60614 |

**UNOFFICIAL COPY****STREET ADDRESS:** 2625 W. CHICAGO, UNIT 1 (COMMERCIAL)**CITY:** CHICAGO**COUNTY:** COOK**TAX NUMBER:** 16-12-201-049-0000**LEGAL DESCRIPTION:**

THAT PART OF LOT 8 IN THE RESUBDIVISION OF BLOCK 3 (EXCEPT THE EAST 67 FEET THEREOF) IN WRIGHT AND WEBSTER'S SUBDIVISION OF THE NORTHEAST 1/4, SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 19.65 FEET AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION + 32.70 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 1.55 WEST AND 0.88 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 8: THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 73.57 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 22.37 FEET: THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 21.50 FEET: THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 4.02 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 11.09 FEET: THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 4.02 FEET: THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 23.45 FEET: THENCE NORTH 17 DEGREES 54 MINUTES 23 SECONDS EAST, A DISTANCE OF 18.63 FEET: THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 16.31 FEET: TO THE POINT OF BEGINNING OF PARCEL, IN COOK COUNTY, ILLINOIS.