

# UNOFFICIAL COPY



Doc#: 1125004141 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/07/2011 11:41 AM Pg: 1 of 5

ENTIC -12016197

**Warranty Deed  
Statutory (ILLINOIS)  
(Individual to Individual)**

Above Space for Recorder's Use Only

**THE GRANTOR(S) Vanessa M. Burdi, a single person never married**  
of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS,  
and other good and valuable consideration, in hand paid, **CONVEYS and WARRANTS** to

*E. PINTER AP*

Amy ~~Pinter~~, of 1609 W. Grace St., Apt. #3, Chicago, IL

**BOX 15**

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**LEGAL DESCRIPTION ATTACHED**

**FIDELITY NATIONAL TITLE** \_\_\_\_\_


Permanent Index Number (PIN): 13-13-207-041-1015 and 13-13-207-041-1047  
Address(es) of Real Estate: 4700 N. Western Ave., Unit 3G and P-23, Chicago, IL 60625

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2010 and subsequent years, covenants, conditions and restrictions of record, building lines and easements of record.

CITY TAX

**CITY OF CHICAGO**



AUG. 31. 11


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000001425

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0246225                  |
| FP 102803                |

STATE TAX

**STATE OF ILLINOIS**



AUG. 31. 11


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000006614

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0023450                  |
| FP 102809                |

COUNTY TAX

**COOK COUNTY**



AUG. 31. 11

REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 0000006603

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0011725                  |
| FP326707                 |

S Y  
P S  
S N  
SC Y  
INT AP

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Dated this 27<sup>th</sup> day of July, 2011

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)  
Vanessa M. Burdi (SEAL)  
Vanessa M. Burdi

State of New Jersey  
County of Sussex ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Vanessa M. Burdi Single, (marital status) 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 he/she signed, sealed and delivered the said instrument as his/her 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 official seal, this 27<sup>th</sup> day of July, 2011.

Commission expires 4-22-2015 Patricia Ann Carson  
NOTARY PUBLIC

This instrument was prepared by: Debra R. Lester, Attorney at Law, 516 S. Armita St., Des Plaines, IL 60016-2935

**MAIL TO:**

Joseph La Zara, Esq \_\_\_\_\_  
La Zara & Associates \_\_\_\_\_  
7246 W. Touhy Ave. \_\_\_\_\_  
Chicago, IL 60631 \_\_\_\_\_

UK

Patricia Ann Carson  
Notary Public  
New Jersey  
My Commission Expires 04-22-2015

Recorder's Office Box No. \_\_\_\_\_

**SEND SUBSEQUENT TAX BILLS TO:**

Amy Pinter  
4700 N Western Ave #36  
Chicago, IL 60625

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FRS File No.: 673572

Customer File No.: 2011-09000 Vanessa M. Burdi

**EXHIBIT A**

UNITS 3G UNIT P-23 IN THE LINCOLN STATION CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 19-22 IN BLOCK 1 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF RIGHT OF WAY OF NORTH WESTERN ELEVATED RAILROAD (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH EAST LINE OF SECTION 13 AFORESAID) IN COOK COUNTY ILLINOIS.

PARCEL 2: LOTS 23 AND 24 (EXCEPT THE EAST 17 FEET IN BLOCK 1 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, LYING NORTH OF RAILROAD RIGHT OF WAY EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

EXCEPT THAT PART LEGALLY DESCRIBED AS FOLLOWS:

**COMMERCIAL UNIT 1:**

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 16.39 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 32.46 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 19 THROUGH 24, TAKEN AS A SINGLE TRACT, IN BLOCK 1 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF NORTH WESTERN ELEVATED RAILROAD (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 13 AFORESAID), IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 24, DISTANT 50.00 FEET WEST OF THE SAID EAST LINE OF SECTION 13; THENCE NORTH ALONG A LINE PARALLEL WITH AND 50.00 FEET WESTERLY DISTANT FROM THE SAID EAST LINE OF SECTION 13, A DISTANCE OF 8.98 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 58 MINUTES 50 SECONDS, MEASURED COUNTER-CLOCKWISE NORTH TO WEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 8.05 FEET TO A POINT ON THE EXTERIOR FACE OF A FOUR STORY, BRICK BUILDING, COMMONLY KNOWN AS 4700-4710 NORTH WESTERN AVENUE IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 1.00 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, BEING ALONG THE INTERIOR FACE OF A WALL OF SAID BUILDING, A DISTANCE OF 23.38 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.96 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.35 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 33.03 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.74 FEET TO A

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CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.35 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 2.66 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 15.15 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 20.33 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 59.49 FEET TO THE POINT OF THE BEGINNING.

## COMMERCIAL UNIT 2:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 16.37 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 22.35 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 19 THROUGH 24, TAKEN AS A SINGLE TRACT, IN BLOCK 1 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF NORTH WESTERN ELEVATED RAILROAD (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 13 AFORESAID), IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 24, DISTANT 50.00 FEET WEST OF THE SAID EAST LINE OF SECTION 13; THENCE NORTH ALONG A LINE PARALLEL WITH AND 50.00 FEET WESTERLY DISTANT FROM THE SAID EAST LINE OF SECTION 13, A DISTANCE OF 92.97 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 58 MINUTES 50 SECONDS, MEASURED COUNTER-CLOCKWISE NORTH TO WEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 1.02 FEET TO A POINT ON THE EXTERIOR FACE OF A FOUR STORY, BRICK BUILDING, COMMONLY KNOWN AS 4700-4710 NORTH WESTERN AVENUE IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.75 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, BEING ALONG THE INTERIOR FACE OF A WALL OF SAID BUILDING, A DISTANCE OF 5.95 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.93 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 20.73 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 16.66 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 8.70 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE

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OF 13.32 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 4.17 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 7.54 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 4.53 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 20.41 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 26.68 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 56.00 FEET TO THE POINT OF THE BEGINNING.

WHICH PLAT OF SURVEY IS ATTACHED AS APPENDIX "F" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 6, 2004 AS DOCUMENT 0412744096, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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