

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTOR **OGDEN PARTNERS DEMING LLC**, an Illinois limited liability company, organized under the laws of the State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid conveys and warrants to:



Doc#: 1411316096 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/23/2014 04:15 PM Pg: 1 of 3

**Nicholas J. Torres and Debora Torres**, 301 Bryant Street, San Francisco, CA 94107, as husband and wife, not as joint tenants with right of survivorship, nor as tenants in common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (see attached for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as joint tenants nor as tenants in common but as TENANTS BY THE ENTIRETY forever. SUBJECT TO: General taxes for 2014 and subsequent years.

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF**

Permanent Index No.: 14-28-318-086-0000


Address: 422 W. Deming Place, Unit 3W & P-8 Chicago, IL 60614

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

No Tenant had any right of first refusal or option to purchase.

Dated: April 22, 2014

**OGDEN PARTNERS DEMING LLC**, an Illinois limited liability company  
By: **Ogden Partners, Inc.**, its manager

By:   
Mark R. Ordower, Its President

This Instrument prepared by: Mark Ordower, 333 S. Desplaines, Suite 207, Chicago, IL 60661

Not a Notary Public  
2014, 2016  
Chicago, IL 60601

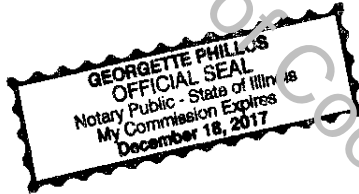
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**UNOFFICIAL COPY**

STATE OF ILLINOIS     )  
   ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mark R. Ordower, personally known to me to be the President of Ogden Partners, Inc., manager of OGDEN PARTNERS DEMING LLC, an Illinois limited liability company, appeared before me this day in person and severally acknowledged that as such officer he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as his free and voluntary act and deed of said company for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_ day of April, 2014.



*Georgette Phillus*  
\_\_\_\_\_  
Notary Public

**MAIL DEED TO:**

*Nicholas J. Torres*  
\_\_\_\_\_  
*422 W. Deming Place #3W*  
\_\_\_\_\_  
*Chicago, IL 60614*  
\_\_\_\_\_

**SEND SUBSEQUENT TAX BILLS TO:**

*Nicholas J. Torres*  
\_\_\_\_\_  
*422 W. Deming Place #3W*  
\_\_\_\_\_  
*Chicago, IL 60614*  
\_\_\_\_\_

REAL ESTATE TRANSFER     04/23/2014



CHICAGO: \$5,812.50  
CTA: \$2,325.00  
TOTAL: \$8,137.50

REAL ESTATE TRANSFER     04/23/2014



COOK \$387.50  
ILLINOIS: \$775.00  
TOTAL: \$1,162.50

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## LEGAL DESCRIPTION OF THE PROPERTY

UNIT NUMBER **3W** TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE **P-8**, A LIMITED COMMON ELEMENT, IN THE DEMING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 43 AND 44 IN THE SUBDIVISION OF PART OF OUT-LOT B (EXCEPT THE SOUTH 320 FEET THEREOF) OF WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM FOR DEMING CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT 1335829002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:** A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF INGRESS, EGRESS AND ACCESS EASEMENT DATED AUGUST 3, 2004 AND RECORDED SEPTEMBER 10, 2004 AS DOCUMENT NUMBER 0425426051 FROM MISSIONARY SISTERS OF THE SACRED HEART-WESTERN PROVINCE TO EVEREST DEMING DEVELOPMENT, LLC FOR THE PURPOSE OF INGRESS AND EGRESS, OVER THAT PART OF LOT 1 IN HENRY PIPER'S RESUBDIVISION AS MORE FULLY DESCRIBED THEREIN.

**PARCEL 3:** EASEMENT FOR THE BENEFIT OF THAT PART OF PARCEL 1 LYING IN LOT 43 AS CREATED BY AGREEMENT RECORDED APRIL 28, 1903 AS DOCUMENT NUMBER 3382309 IN BOOK 8196 AT PAGE 347 FOR PRIVATE ALLEY AND FOR INGRESS AND EGRESS TO THE PUBLIC ALLEY LYING WEST AND ADJOINING OF LOTS 15 AND 16 IN THE SUBDIVISION OF BLOCK 3 OUT-LOT "A" OF WRIGHTWOOD, AFORESAID.

GRANTOR FURTHER GRANTS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATIONS FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATIONS, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Commonly Known As: 422 W. Deming Place, Unit 3W & P-8, Chicago, Illinois

Permanent Index No.: 14-28-318-086-0000