

THIS INSTRUMENT  
PREPARED BY:

LLOYD E. GUSSIS  
ATTORNEY AT LAW  
2524 NORTH LINCOLN  
CHICAGO, IL 60624  
*2016 7/20/98 L.E.G. (LAW)*

WARRANTY DEED

THE GRANTOR, Sylvia J. Pozarnsky, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, CONVEY AND WARRANT unto Gehrig G. Peterson and Richard M. Strezo, 1659 North Vine, Chicago, Illinois, the real estate commonly known as 1667 North Vine, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being legally described in Exhibit "A" attached hereto and made a part hereof, 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 not in tenancy in common but in joint tenancy forever.

ADDRESS: 1667 North Vine, Chicago, Illinois

PTIN: 14-33-316-014-0000 and 14-33-316-078-0000

DATED this 17<sup>th</sup> day of July, 1998.

*Sylvia J. Pozarnsky* (SEAL)  
Sylvia J. Pozarnsky

STATE OF ILLINOIS        )  
  )   SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Sylvia J. Pozarnsky, divorced and not since remarried, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

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98627906

GIVEN under my hand and notarial seal this 17th day of July, 1998.

Notary Public

My commission  expires October 20, 2001.

MAIL TO

ANCEL WINKEL  
1220 Industrial Ave #100  
Naperville, IL 60563

SEND TAX BILL TO:

ANCEL  
@ property



Property of Cook County Clerk's Office

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JUL 20 '98 DEPT. OF REVENUE 198.00

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE  
JUL 20 '98 198.00

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## LEGAL DESCRIPTION

## PARCEL 1:

THAT PART OF THE FOLLOWING TWO PARCELS OF LAND TAKEN AS A SINGLE TRACT, LOTS 28 TO 31, 40, 41 AND 42 IN THE SUBDIVISION OF THE EAST 1/2 OF LOTS AND (EXCEPT THE SOUTH 82 FEET OF THE EAST 100 FEET) OF LOT 4 IN BLOCK 1 SHEFFIELDS ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COUNTY, ILLINOIS.

AND

LOTS 5 TO 20 BOTH INCLUSIVE, (EXCEPT THE PART OF SAID LOTS 5 TO 20 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE LINE OF SAID LOT 5, A DISTANCE OF 89.43 FEET TO A CORNER OF SAID LOT 5; NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF FEET TO THE EAST LINE OF SAID LOT 5; THENCE NORTH ALONG THE EAST LINE OF LOTS 5 TO 20 TO THE NORTH EAST CORNER OF SAID LOT 20; THENCE WEST ALONG NORTH LINE OF SAID LOT 20 TO A LINE 1 FOOT WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 20; THENCE SOUTH THENCE ALONG A LINE 1 FOOT WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOTS 5 TO 20 TO A LINE 1 FOOT NORTHWESTERLY OF AND PARALLEL WITH THE SAID SOUTHEASTERLY LINE OF LOT 5; SOUTHWESTERLY ALONG SAID LINE 1 FOOT NORTHWESTERLY OF AND PARALLEL WITH THE SAID SOUTHEASTERLY LINE OF LOT 5 TO A LINE 1 FOOT NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5;

THENCE WEST ALONG SAID LINE 1 FOOT NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5 TO THE WEST LINE OF SAID LOT 5; THENCE SOUTH ALONG SAID WEST LINE OF

LOT 5 TO THE POINT OF BEGINNING) IN THE SUBDIVISION OF LOT 6 AND THE EAST 1/2 OF LOT 7 IN BLOCK 1 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 0.82 FEET SOUTH AND 41.82 FEET EAST OF THE NORTH WEST CORNER OF SAID DESCRIBED TRACT OF LAND, AS MEASURED ALONG THE WEST LINE OF SAID TRACT AND ALONG A LINE AT RIGHT ANGLES THERETO, (SAID WEST LINE HAVING ASSUMED BEARING OF DUE NORTH FOR THIS LEGAL DESCRIPTION); THENCE DUE SOUTH 17.36 FEET; THENCE NORTH 90 DEGREES EAST, 0.30 FEET; THENCE DUE SOUTH, 8.65 FEET; THENCE SOUTH 90 DEGREES WEST, 24.65 FEET; THENCE NORTH 44 DEGREES 29 MINUTES 29 SECONDS WEST, 5.68 FEET; THENCE DUE NORTH, 21.61 FEET; THENCE NORTH 90 DEGREES EAST, 28.33 FEET OF THE PLACE OF BEGINNING.

ALSO

## PARCEL 1 "A"

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN DECLARATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 14, 1977 KNOWN AS TRUST NUMBER 40322 DATED JANUARY 1, 1978 AND RECORDED JANUARY 26, 1978, AS DOCUMENT NUMBER 24301534 AND FILED JANUARY 26, 1978 AS DOCUMENT LR 2996071 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 14, 1977 KNOWN AS TRUST NUMBER 40382 TO LARRY MILLER DATED MARCH 1, 1978 AND RECORDED NOVEMBER 28, 1978 AS DOCUMENT NUMBER 24739654 AND FILED NOVEMBER 28, 1978 AS DOCUMENT LR 3061972 FOR PURPOSES OF INGRESS AND EGRESS.

## LEGAL DESCRIPTION

## PARCEL 1:

THAT PART OF THE FOLLOWING TWO PARCELS OF LAND TAKEN AS A SINGLE TRACT, TO WIT: LOTS 28 TO 31, 40, 41 AND 42 IN THE SUBDIVISION OF THE EAST 1/2 OF LOTS 2, 3 AND (EXCEPT THE SOUTH 82 FEET OF THE EAST 100 FEET) OF LOT 4 IN BLOCK 1 IN SHEFFIELDS ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

LOTS 5 TO 20 BOTH INCLUSIVE, (EXCEPT THE PART OF SAID LOTS 5 TO 20 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 88.43 FEET TO A CORNER OF SAID LOT 5; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 14.10 FEET TO THE EAST LINE OF SAID LOT 5; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 5 TO 20 TO THE NORTH EAST CORNER OF SAID LOT 20; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 20 TO A LINE 1 FOOT WEST OF AND PARALLEL WITH THE SAID EAST LINE OF LOT 20 THENCE SOUTH THENCE ALONG A LINE 1 FOOT WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOTS 5 TO 20 TO A LINE 1 FOOT NORTHWESTERLY OF AND PARALLEL WITH THE SAID SOUTHEASTERLY LINE OF LOT 5; THENCE SOUTHWESTERLY ALONG SAID LINE 1 FOOT NORTHWESTERLY OF AND PARALLEL WITH THE SAID SOUTHEASTERLY LINE OF LOT 5 TO A LINE 1 FOOT NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5;

THENCE WEST ALONG SAID LINE 1 FOOT NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5 TO THE WEST LINE OF SAID LOT 5; THENCE SOUTH ALONG SAID WEST LINE OF

LOT 5 TO THE POINT OF BEGINNING) IN THE SUBDIVISION OF LOT 6 AND THE EAST 23 FEET OF LOT 7 IN BLOCK 1 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 0.82 FEET SOUTH AND 41.82 FEET EAST OF THE NORTH WEST CORNER OF SAID DESCRIBED TRACT OF LAND, AS MEASURED ALONG THE WEST LINE OF SAID TRACT AND ALONG A LINE AT RIGHT ANGLES THERETO, (SAID WEST LINE HAVING AN ASSUMED BEARING OF DUE NORTH FOR THIS LEGAL DESCRIPTION); THENCE DUE SOUTH, 17.36 FEET; THENCE NORTH 90 DEGREES EAST, 0.30 FEET; THENCE DUE SOUTH, 8.31 FEET; THENCE SOUTH 90 DEGREES WEST, 24.65 FEET; THENCE NORTH 44 DEGREES 21 MINUTES 29 SECONDS WEST, 5.68 FEET; THENCE DUE NORTH, 21.61 FEET; THENCE NORTH 90 DEGREES EAST, 28.33 FEET OF THE PLACE OF BEGINNING.

ALSO

## PARCEL 1 "A"

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN DECLARATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 14, 1977 KNOWN AS TRUST NUMBER 40382 DATED JANUARY 1, 1978 AND RECORDED JANUARY 26, 1978, AS DOCUMENT NUMBER 24301534 AND FILED JANUARY 26, 1978 AS DOCUMENT LR 2996071 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 14, 1977 KNOWN AS TRUST NUMBER 40382 TO LARRY M. MILLER DATED MARCH 1, 1978 AND RECORDED NOVEMBER 28, 1978 AS DOCUMENT NUMBER 24739654 AND FILED NOVEMBER 28, 1978 AS DOCUMENT LR 3061972 FOR PURPOSES OF INGRESS AND EGRESS.

ALSO

PARCEL 1 "B"

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY QUIT CLAIM DEED FROM THE CITY OF CHICAGO, A MUNICIPAL CORPORATION, TO NEIGHBORHOOD COMMONS CORPORATION, A NOT-FOR-PROFIT CORPORATION ILLINOIS, DATED APRIL 25, 1977 AND RECORDED MAY 20, 1977 AS DOCUMENT NUMBER 23936159, AND FILED MAY 20, 1977 AS DOCUMENT LR 2939190, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO THAT CERTAIN EAST-WEST PUBLIC ALLEY LYING EAST OF VINE STREET AND SOUTH OF AND ADJUTING LOT 5 AFORESAID, OVER UPON AND ACROSS:  
THE SOUTH 1 FOOT OF LOT 5 IN BLOCK 1 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

PARCEL 1 "C"

A PARCEL OF LAND BEING THAT PART OF A HEREINAFTER DESCRIBED TRACT OF THE LAND BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SAID TRACT, 0.82 FEET TO A POINT OF BEGINNING OF SAID PARCEL OF LAND;  
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 13.49 FEET;  
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 21.61 FEET;  
THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 13.49 FEET;  
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 212.61 FEET TO THE POINT OF BEGINNING, THE AFOREMENTIONED TRACT OF LAND BEING LOT 28, 29, 30, 31, 40, 41 AND 42 IN THE SUBDIVISION OF THE EAST 1/2 OF LOTS 2, 3 AND (EXCEPT THE SOUTH 82 FEET OF THE EAST 100 FEET) OF LOT 4 IN BLOCK 1 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH LOTS 5 TO 20, BOTH INCLUSIVE, (EXCEPT THE PART SAID LOTS 5 TO 20 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 88.43 FEET TO A CORNER OF SAID LOT 5; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 14.10 FEET TO THE EAST LINE OF SAID LOT 5; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 5 TO 20 TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE WEST ALONG THE NORTH LINE OF SAID LINE 20 TO A LINE 1 FOOT WEST OF AND PARALLEL WITH THE SAID LINE OF LOT 20; THENCE SOUTH ALONG A LINE 1 FOOT WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOTS 5 TO 20 TO A LINE 1 FOOT NORTHWESTERLY OF AND PARALLEL WITH THE SAID SOUTHEASTERLY LINE OF LOT 5; THENCE SOUTHWESTERLY ALONG THE SAID LINE 1 FOOT NORTHWESTERLY OF AND PARALLEL WITH THE SAID SOUTHEASTERLY LINE OF LOT 5 TO A LINE 1 FOOT NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5; THENCE WEST ALONG SAID LINE 1 FOOT NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5 TO THE WEST LINE OF SAID LOT 5; THENCE SOUTH ALONG SAID WEST LINE OF LOT 5 TO THE POINT OF BEGINNING), IN THE SUBDIVISION OF LOT 6 AND THE EAST 23 FEET OF LOT 7 IN THE BLOCK 1 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COOK COUNTY, ILLINOIS.

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