

# UNOFFICIAL COPY

98865568

9766/0113 30 001 Page 1 of 3  
1998-09-28 12:33:49  
Cook County Recorder 25.00

## WARRANTY DEED

Statutory (ILLINOIS)  
(Corporation to Individual)

7741726 DA 183 SE/BK

THE GRANTOR, S.W. SQUARE DEVELOPMENT CORP., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to Karen E. Boguslawski, 1103 W. Wrightwood, #2, Chicago, Illinois 60614, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO  
AND MADE A PART HEREOF AS EXHIBIT "A"

3

Permanent Real Estate Index Number: 13-23-315-001-0000 (Affects Real Estate and other property)

Address of Real Estate: 3447 North Lawndale, Chicago, Illinois 60618


SEE SUBJECT TO LANGUAGE ATTACHED HERETO  
AND MADE A PART HEREOF AS EXHIBIT "B"

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, this 15 day of July, 1998.

S.W. SQUARE DEVELOPMENT CORP.,  
an Illinois corporation

IMPRESS  
CORPORATE SEAL  
HERE

BY:

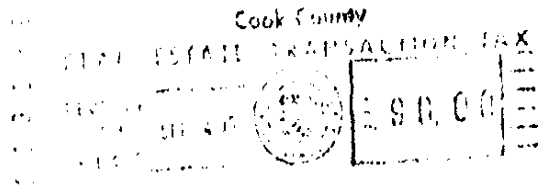
  
David J. Dubin, President

BOX 333-CTI

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State of Illinois )  
 ) SS.  
 County of Cook )

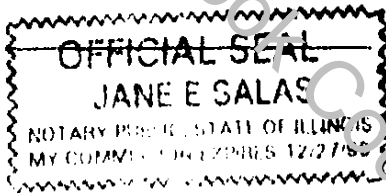
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that David J. Dubin is personally known to me to be the President of **S.W. SQUARE DEVELOPMENT CORP.**, an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President, he signed and delivered the said instrument and cause the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

**IMPRESS  
 CORPORATE SEAL  
 HERE**

**98865568**

Given under my hand and official seal, this 15 day of July, 1998.

Commission expires



*[Signature]*  
 NOTARY PUBLIC

**SEAL**

This instrument was prepared by: Masuda, Funai, Eifert & Mitchell, Ltd., One East Wacker Drive, Suite 3200, Chicago, Illinois 60601.

MAIL TO:

Kris Daniel, Esq.  
Kamendell Daniel, P.C.  
20 N. Clark St., 36<sup>th</sup> Fl.  
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

Karen E. Bogustawski  
3447 N. Lawndale  
Chicago, Illinois 60618

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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EXHIBIT A

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## LEGAL DESCRIPTION

PARCEL 1:  
(PARCEL 48)

THE NORTH 16.58 FEET OF THE SOUTH 152.95 FEET OF THE WEST 52.50 FEET OF THE FOLLOWING DESCRIBED TRACT:

LOTS 1 TO 11 AND LOTS 38 TO 48, BOTH INCLUSIVE, AND VACATED NORTH - SOUTH ALLEY ADJOINING SAID LOTS 1 TO 11 AND LOTS 38 TO 48 IN BLOCK 2 IN J.R. WICKERSHAM'S SUBDIVISION OF BLOCKS 5 TO 6 OF K.K. JONES' SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, UTILITIES, USE, ENJOYMENT AND ENCROACHMENTS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ST. WENCESLAUS SQUARE TOWNHOMES, RECORDED AS DOCUMENT 98404070.

Common Address: 3447 North Lawndale  
Chicago, Illinois 60618

P.I.N.: 13-23-315-001-0000 (affects Property and other land)

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