

WARRANTY DEED



The grantors, Wilson Zambonino and Ella Zambonino, his wife, for and in consideration of the sum of Ten (\$10.00) Dollars as well as other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby convey and warrant unto: Anthony F. Bajoras, a single man and Paul Dadian, a single man individually as tenants in common, of _____ Chicago, Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, _____ to wit:

(The Above Space for Recorder's Use Only)

LEGAL DESCRIPTION ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN AS EXHIBIT A

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 forever.

Permanent Real Estate Index Number(s): 17-06-207-018

Address(es) of real estate: 1514 N. Milwaukee Avenue, Unit 3N, Chicago, Illinois

Dated this 21st day of April, 1999.

Wilson Zambonino (SEAL)
Wilson Zambonino

Ella Zambonino (SEAL)
Ella Zambonino

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 Wilson Zambonino and Ella Zambonino, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of APRIL, 1999
"OFFICIAL SEAL"
MICHAEL J. NEWMAN
Notary Public, State of Illinois
Commission Expires 07/28/00
NOTARY PUBLIC

This instrument was prepared by: MICHAEL J. NEWMAN 8833 GROSS POINT RD., SUITE 204, SKOKIE, ILLINOIS 60077

MAIL TO: Stephanie Cantrell (NAME)
350 W. Hubbard (ADDRESS)
Chicago IL 60610 (CITY, STATE AND ZIP)

SEND SUBSEQUENT TAX BILLS
Anthony Bajoras (NAME)
1514 N Milwaukee 3N (ADDRESS)
Chicago IL 60622 (CITY, STATE AND ZIP)

BOX 333

Agency CRC CUR lot 3 TW 8325028

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COOK
CO. NO. 018

288391



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

APR 20 '99

DEPT. OF
REVENUE

~~199.50~~

P.B. 10686

3

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE
STAMP
P.B. 11424

APR 20 '99



~~2875~~

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376350

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE
P.B. 11187

APR 23 '99



~~99.40~~

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076391

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE
P.B. 11187

APR 23 '99



~~497.35~~

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 3N IN THE RESIDENTIAL CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 23 (EXCEPT THE SOUTHWESTERLY 25 FEET THEREOF) IN BLOCK 5 IN LEE'S ADDITION TO CHICAGO BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER BEING IDENTICAL WITH LOTS 6, 7 AND 15 OF ASSESSOR'S DIVISION OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THE FOLLOWING 3 PARCELS:

PARCEL 1: THAT PART FALLING ABOVE AN ELEVATION OF 8.38 FEET, CITY OF CHICAGO DATUM (HEREINAFTER REFERRED TO AS C.C.D.), AS REFERENCED TO CITY OF CHICAGO BENCH MARK NO. 4540 AND BELOW AN ELEVATION OF 16.18 FEET, C.C.D. COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 23 (EXCEPT THE SOUTHWESTERLY 25.0 FEET THEREOF) IN BLOCK 5 IN LEE'S ADDITION TO CHICAGO BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTH WEST QUARTER AND THE WEST HALF OF THE NORTH EAST QUARTER BEING IDENTICAL WITH LOTS 6, 7 AND 15 OF ASSESSORS DIVISION OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 48 DEGREES EAST (ASSUMED) ALONG THE NORTHEASTERLY LINE OF LOT 23, 1.80 FEET; THENCE SOUTH 42 DEGREES 02 MINUTES 45 SECONDS WEST, 1.86 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 42. DEGREES 02 MINUTES 50 SECONDS WEST, 121.64 FEET; THENCE SOUTH 48 DEGREES 00 MINUTES, 00 SECONDS EAST, 21.53 FEET; THENCE NORTH 42 DEGREES 01 MINUTES 08 SECONDS EAST, 40.32 FEET; THENCE NORTH 48 DEGREES 00 MINUTES 00 SECONDS WEST, 0.50 FEET; THENCE NORTH 42 DEGREES 01 MINUTES 08 SECONDS EAST, 2.15 FEET; THENCE SOUTH 48 DEGREES 00 MINUTES 00 SECONDS EAST, 0.50 FEET; THENCE NORTH 42 DEGREES 01 MINUTES 08 SECONDS EAST, 79.20 FEET; THENCE NORTH 48 DEGREES 04 MINUTES 48 WEST, 21.47 FEET, TO THE POINT OF BEGINNING, CONTAINING 2,615 SQUARE FEET; ALSO,

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PARCEL 2: THAT PART FALLING ABOVE AN ELEVATION OF 16.18 FEET C.C.D. AND BELOW AN ELEVATION OF 27.82 FEET, C.C.D.; COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 23; THENCE SOUTH 48 DEGREES EAST (ASSUMED) ALONG THE NORTH EASTERLY LINE OF LOT 23, 6.19; THENCE SOUTH 42 DEGREES 02 MINUTES 45 SECONDS WEST, 0.89 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 42 DEGREES 02 MINUTES 50 SECONDS WEST, 26.78 FEET; THENCE NORTH 47 DEGREES 57 MINUTES 15 SECONDS WEST, 4.71 FEET; THENCE SOUTH 42 DEGREES 02 MINUTES 45 SECONDS WEST, 96.20 FEET; THENCE SOUTH 48 DEGREES 00 MINUTES 00 SECONDS EAST, 22.17 FEET; THENCE NORTH 42 DEGREES 00 MINUTES 00 SECONDS EAST, 40.71 FEET; THENCE NORTH 48 DEGREES 00 MINUTES 00 SECONDS WEST, 0.74 FEET; THENCE NORTH 42 DEGREES 29 MINUTES 15 SECONDS EAST, 2.35 FEET; THENCE SOUTH 48 DEGREES 00 MINUTES 00 SECONDS EAST, 0.72 FEET; THENCE NORTH 42 DEGREES 00 MINUTES 00 SECONDS EAST, 59.30 FEET; THENCE SOUTH 48 DEGREES 00 MINUTES 00 SECONDS EAST, 0.68 FEET; THENCE NORTH 42 DEGREES 17 MINUTES 40 SECONDS EAST, 20.65 FEET; THENCE NORTH 48 DEGREES 02 MINUTES 23 SECONDS WEST, 5.44 FEET; THENCE SOUTH 42 DEGREES 00 MINUTES 00 SECONDS WEST, 6.52 FEET; THENCE SOUTH 53 DEGREES 15 MINUTES 07 SECONDS WEST, 4.50 FEET; THENCE NORTH 49 DEGREES 21 MINUTES 28 SECONDS WEST, 0.50 FEET; THENCE SOUTH 40 DEGREES 38 MINUTES 32 SECONDS WEST, 0.27 FEET; THENCE NORTH 50 DEGREES 05 MINUTES 10 SECONDS WEST, 3.93 FEET; THENCE NORTH 40 DEGREES 38 MINUTES 32 SECONDS EAST, 0.32 FEET; THENCE NORTH 49 DEGREES 21 MINUTES 28 SECONDS WEST, 0.45 FEET; THENCE NORTH 30 DEGREES 36 MINUTES 27 SECONDS EAST, 4.10 FEET; THENCE NORTH 42

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DEGREES 00 MINUTES 00 SECONDS EAST, 7.00 FEET; THENCE NORTH 48 DEGREES 00 MINUTES 00 SECONDS WEST, 6.14 FEET, TO THE POINT OF BEGINNING; CONTAINING 2,538 SQUARE FEET; ALSO,

PARCEL 3: THAT PART LYING ABOVE AN ELEVATION OF 16.18 FEET C.C.D. AND BELOW AN INCLINING PLANE WITH THE MOST UPPER ELEVATION BEING 27.82 FEET C.C.D.; COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 23; THENCE SOUTH 48 DEGREES EAST (ASSUMED) ALONG THE NORTH EASTERLY LINE OF LOT 23, 6.19 FEET; THENCE SOUTH 42 DEGREES 02 MINUTES 45 SECONDS WEST, 6.79 FEET, FOR THE POINT OF BEGINNING, ON A LINE BEING THE LOWEST POINT OF THE INCLINING PLANE; THENCE SOUTH 42 DEGREES 02 MINUTES 51 SECONDS WEST, 20.88 FEET TO A LINE, BEING THE HIGHEST POINT OF THE INCLINING PLANE, HAVING A LOWER ELEVATION OF 16.18 FEET AND AN UPPER ELEVATION OF 27.82 FEET; THENCE NORTH 47 DEGREES 57 MINUTES 15 SECONDS WEST, 4.71 FEET ALONG SAID LINE; THENCE NORTH 42 DEGREES 02 MINUTES 45 SECONDS EAST, 20.88 FEET TO AFORESAID LINE, BEING THE LOWEST POINT ON THE INCLINING PLANE; THENCE SOUTH 47 DEGREES 57 MINUTES 15 SECONDS EAST ALONG SAID LINE TO THE POINT OF BEGINNING, CONTAINING 98 SQUARE FEET; ALL IN COOK COUNTY, ILLINOIS.

TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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 DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

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

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Certificate of Occupancy

DATE: APRIL 20, 1999

ZONING DISTRICT: B4-2

CERT. NO.: 99-311 COO

CITY OF CHICAGO
Richard M. Daley, Mayor

DEPARTMENT OF ZONING
OFFICE OF THE ZONING ADMINISTRATOR
Paul Woznicki - Zoning Administrator



DEPARTMENT OF BUILDINGS
OFFICE OF THE BUILDING COMMISSIONER
Mary B. Richardson - Lowry - Building Commissioner

COMMON ADDRESS OF PREMISES: 1514 NORTH MILWAUKEE AVENUE

DESCRIPTION OF WORK: INTERIOR REHAB OF EXISTING 4 UNITS & RESTAURANT AS PER PLANS.

NUMBER OF DWELLING UNITS: 4

NUMBER OF PAVED PARKING SPACES: X

THE CITY OF CHICAGO HEREBY CERTIFIES THAT AS OF THE ABOVE REFERENCED DATE ALL CONSTRUCTION AND OTHER WORK HAVING BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND ALLOWED BY PERMIT # 831329 ISSUED ON 09/11/96 CONFORMS TO THE GENERAL, SPECIFIC AND STRUCTURAL REQUIREMENTS OF THE APPLICABLE PROVISIONS OF THE MUNICIPAL CODE OF THE CITY OF CHICAGO. PERMISSION IS HEREBY GRANTED TO OCCUPY THIS BUILDING, STRUCTURE OR INDICATED PORTION THEREOF CONSISTENT WITH THE PROVISIONS OF TITLE 13, SECTIONS 36-040 AND 050 (BUILDING CODE) AND TITLE 17, SECTION 11.6 (ZONING ORDINANCE) OF THE MUNICIPAL CODE. THIS CERTIFICATE SHALL BE DISPLAYED IN A CONSPICUOUS LOCATION OF THE BUILDING OR PORTION THEREOF TO BE OCCUPIED OR USED.

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Paul Woznicki
Zoning Administrator

Mary B. Richardson-Lowry
Building Commissioner