

UNOFFICIAL COPY

99644782

144/03 45 001 Page 1 of 6
1999-07-06 12:59:28
Cook County Recorder 31.00



99644782

**WARRANTY DEED
STATUTORY OF ILLINOIS
(Corporation to Individual)**

.....
THE GRANTOR,
A & J DEVELOPMENT GROUP, INC.
A corporation created and existing
Under and by virtue
Of the laws of the
State of Illinois, for
And in consideration of
TEN DOLLARS (\$10.00),
In hand paid, and pursuant
To authority given by the
Board of **A & J DEVELOPMENT GROUP, INC.**
Of said corporation
CONVEY and WARRANT to

WILLIAM WONG- INDIVIDUAL
2342 N. DAMEN
CHICAGO, IL. 60647

The following described real estate situated in the County of COOK in the State of Illinois, to wit;

LEGAL DESCRIPTION HEREBY ATTACHED

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

PERMENANT REAL ESTATE INDEX NUMBER: 14-07-418-001-0000

**ADDRESS OF REAL ESTATE: 4909 WOLCOTT UNIT 2B
CHICAGO, IL. 60640**

*** The Tenant of the above unit has waived or failed to exercise the right to first refusal***

10/3
78183655
Ksp 99047957 AK

6
BMP

C.T.I.C.

BOX 333-CTI

UNOFFICIAL COPY

99644782

☆ 1 1 1 7 8 5 4 ☆
 DEPT. OF REVENUE
 REAL ESTATE TRANSACTION TAX
 CITY OF CHICAGO
 PA. 11193
 JUL 2 - 99
 77.25

☆ 1 1 1 7 8 6 5 ☆
 DEPT. OF REVENUE
 REAL ESTATE TRANSACTION TAX
 CITY OF CHICAGO
 PA. 11193
 JUL 2 - 99
 99.00

☆ 3 1 9 9 3 3 ☆
 DEPT. OF REVENUE
 REAL ESTATE TRANSACTION TAX
 Cook County
 PA. 11427
 JUL 2 - 99
 71.78

COCK
 CO. NO. 016
 1 1 2 8 6 0
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 JUL 2 - 99
 143.50
 PA. 10775

Property of Cook County Clerk's Office

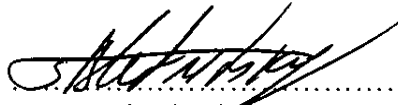
UNOFFICIAL COPY

99644782

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, and attested by its Secretary, this 23rd day of JUNE, 1999.



By: Alex Vaisman

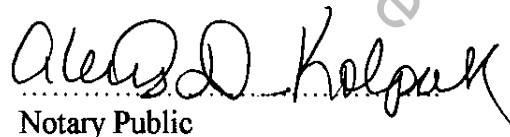


By: Jacob Bleznitsky

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

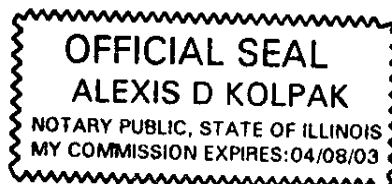
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that ALEX VAISMAN AND JACOB BLEZNITSKY are personally known to me to be the Managers of the A & J DEVELOPMENT GROUP, INC. corporation, and ARE personally known to me to be the Managers of said corporation, and personally known to me to be the same persons whose name ARE subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managers, THEY signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of A & J DEVELOPMENT GROUP, INC., of said corporation, as their free and voluntary act, and uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of JUNE, 1999.



Notary Public

Commission Expires:
.....



UNOFFICIAL COPY

.....
.....
MAIL TO

KEN FREEDMAN
ATTORNEY AT LAW
40 SKOKIE BLVD. SUITE 630
NORTHBROOK, ILLINOIS

SEND TAX BILLS TO

WILLIAM WONG
4909 N. WOLCOTT UNIT 2B
CHICAGO, ILLINOIS
60640

Property of Cook County Clerk's Office
99644782

UNOFFICIAL COPY
 CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1409 007818365 SK

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

UNIT 4909 2-B AND P-16 IN THE WOLCOTT VILLAGE OF RAVENSWOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 1 TO 6, ALL TAKEN AS A TRACT, IN EMIL G. SKOGLUND'S LINCOLN ARGYLE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 1 IN NORTH RAVENSWOOD SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT; SAID POINT BEING 0 DEGREES EAST A DISTANCE OF 305.00 FEET NORTH OF THE SOUTH WEST CORNER OF SAID LOT 6; THENCE NORTH 90 DEGREES EAST A DISTANCE OF 110.00 FEET; THENCE NORTH 0 DEGREES EAST A DISTANCE OF 260.00 FEET; THENCE NORTH 90 DEGREES WEST A DISTANCE OF 110.00 FEET TO THE WEST LINE OF SAID TRACT THENCE SOUTH 0 DEGREES EAST 260.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS; AND

PROPOSED ADDITION: THAT PART OF LOTS 1 TO 6, AND ALL OF THE ALLEY VACATED AS DOCUMENT NO. 08049033 ALL TAKEN AS A TRACT, IN EMIL G. SKOGLUND'S LINCOLN ARGYLE SUBDIVISION OF THE NORTH HALF OF BLOCK 1 IN NORTH RAVENSWOOD SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT; SAID POINT BEING NORTH 0 DEGREES EAST A DISTANCE OF 305.00 FEET NORTH OF THE SOUTH WEST CORNER OF SAID LOT 6; THENCE NORTH 90 DEGREES EAST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 0 DEGREES EAST A DISTANCE OF 240.00 FEET; THENCE NORTH 90 DEGREES WEST A DISTANCE OF 110.00 FEET TO THE WEST LINE OF SAID TRACT THENCE NORTH 0 DEGREES EAST 240.00 FEET TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS.

THAT PART OF LOTS 1 TO 6, AND ALL OF THE ALLEY VACATED AS DOCUMENT NUMBER 08049033, ALL TAKEN AS A TRACT, IN EMIL G. SKOGLUND'S LINCOLN ARGYLE SUBDIVISION OF THE NORTH HALF OF BLOCK 1 IN NORTH RAVENSWOOD SUBDIVISION OF THE SOUTH WEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY), DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF THE VACATED ALLEY; THENCE SOUTH 0 DEGREES 0 MINUTES AND 0 SECONDS WEST ALONG THE EAST LINE OF SAID VACATED ALLEY 626.43 FEET TO THE SOUTHEAST CORNER OF SAID VACATED ALLEY; THENCE NORTH 89 DEGREES 45 MINUTES 29 SECONDS EAST, ALONG THE SOUTH LINE OF SAID VACATED ALLEY AND ALONG THE SOUTH LINE OF LOT 6; 54.00 FEET; THENCE NORTH 0 DEGREES 0 MINUTES AND 5 SECONDS EAST, 37.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, 21.00 FEET; THENCE NORTH 0 DEGREES 0 MINUTES 5 SECONDS EAST, 552.42 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS WEST 21.00 FEET; THENCE NORTH 0 DEGREES 0 MINUTES 5 SECONDS EAST, 37.00 FEET TO THE NORTH LINE OF SAID LOT 1, THENCE NORTH 89 DEGREES 45 MINUTES 35 SECONDS ALONG THE NORTH LINE OF

CONTINUED ON NEXT PAGE

99644782

99644782

UNOFFICIAL COPY
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1409 007818365 SK

SAID LOT 1 AND VACATED ALLEY 54.00 FEET, MORE OR LESS, TO POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99009181, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office
99644782

UNOFFICIAL COPY

"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 EASEMENT 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."

99644782

Property of Cook County Clerk's Office