

UNOFFICIAL COPY 99939746

8148/0114 10 001 Page 1 of 3
1999-10-05 11:58:41
Cook County Recorder 25.00

WARRANTY DEED
ILLINOIS STATUTORY
(Corporate)



THE GRANTOR,
URBANSCAPE, INC., 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 dollars (\$10.00), in hand paid, and pursuant to authority given by the Board of Directors of said corporation. CONVEYS and WARRANTS to NEREIDA DELEON, having an address of 1664 N. California, Chicago, IL 60647 all interest in the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION

Permanent Real Estate Index Number: 13-36-323-002

Address of Real Estate: 1747 N. Mozart, Chicago, IL 60647

In Witness Whereof, said Grantor has caused its name to be signed those presents by its President, and attested by its Secretary, this 29th day of September, 1999.

URBANSCAPE, INC., an Illinois corporation

BY:

James Magidson
President

ATTEST:

Elmer Balaban
Secretary

CT1 JW 99073019
7840203
18 F1 NO ABSTRACT

3 2 3 9 8 6

CO. NO. 016
1 6 9 8 1

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP OCT-4'99
p.d. 11427

23.75

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
OCT-4'99 DEPT. OF REVENUE
PB. 10776
47.50

1 2 1 8 4 6
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
OCT-11-99
PA. 1193
3 5 8 2 5

BOX 333-CT1

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State of Illinois, County of PATRICIA T MOROZ ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that James Magidson, personally known to me to be the President of Urbanscape, Inc., an Illinois corporation and Elmer Balaban, personally known to me to be the Secretary of said corporation whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

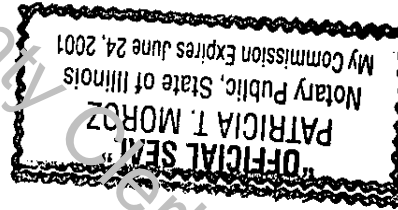
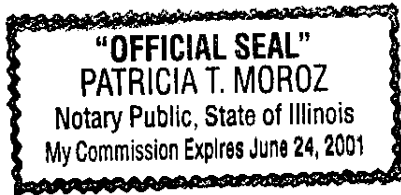
Given under my hand and official seal, this 29th day of September, 1999.

Commission expires _____, _____

Patricia T Moroz
Notary Public

This instrument was prepared by: Bruce M. Chanen
Wildman, Harrold, Allen & Dixon
225 W. Wacker Drive,
Chicago, IL 60606

After Recording Mail To:
Law Offices of Anthony BaronE
721 Enterprise Drive, Suite 200
Oakbrook, IL 60523



99939746

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EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH 33 FEET OF LOT 20 (EXCEPT THE EAST 11 FEET OF THE NORTH 8 FEET OF SAID SOUTH 33 FEET) IN BLOCK 9 IN HANSBROUGH AND HESS' SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to:

99939746

1. Covenants, conditions and restrictions of record;
2. Public and utility easements;
3. Existing Leases and Tenancies;
4. Special governmental taxes or assessments for improvements not yet completed;
5. Unconfirmed special governmental taxes or assessments;
6. General Real Estate Taxes for 2nd Installment of 1998 and subsequent years.

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