

UNOFFICIAL COPY

WARRANTY DEED  
(ILLINOIS)

(Limited Liability Company to Individual)



Doc#: 0629135040 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/18/2008 11:04 AM Pg: 1 of 5

The Grantor,

**PACESETTER DEVELOPMENT LLC**, an Illinois limited liability company, 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 the consideration of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to:

**TERRENCE M. BERING** and **CATHERINE BERING**, husband and wife, not as joint tenants or as tenants in common, but as tenants by the entirety, of 61 W. 15th St. #501, Chicago IL 60605,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description, and hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois,

Permanent Real Estate Index Numbers: 17-21-414-001; 17-21-414-002;  
17-21-414-003; 17-21-414-004; and 17-21-414-007

Address of Real Estate: 1935 S. ARCHER AVE., UNIT 614 and G-88  
CHICAGO, ILLINOIS 60616

Dated this 4th day of October, 2006.

**PACESETTER DEVELOPMENT LLC**

by:

*Patrick J. Turner*

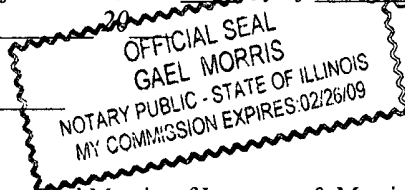
**PATRICK J. TURNER,**  
**PRESIDENT OF DYNAPROP DEVELOPMENT CORPORATION, ITS MANAGER**

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 **PATRICK J. TURNER, PRESIDENT OF DYNAPROP DEVELOPMENT CORPORATION, MANAGER OF PACESETTER DEVELOPMENT LLC**, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, and as such President, as the free and voluntary act of said corporation and limited liability company, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18th day of October 2006  
Commission Expires

NOTARY PUBLIC



This instrument was prepared by: Gael Morris, of Lawrence & Morris, 2835 N. Sheffield, Suite 232, Chicago, Illinois 60657.

MAIL TO:

*Dana C. Morris*  
*2835 N. Sheffield*  
*Chicago, IL 60657*

SEND SUBSEQUENT TAX BILLS TO:

*Terrence & Cathy Bering*  
1935 S. ARCHER AVE., UNIT 614  
CHICAGO IL 60616

BOX 334 CTN

UNOFFICIAL COPY

Property of Cook County Treasurer's Office

STATE OF ILLINOIS  
OCT. 11.06  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000031422

REAL ESTATE TRANSFER TAX	00448.00
FP 103032	

COOK COUNTY  
OCT. 11.06  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 0000031531

REAL ESTATE TRANSFER TAX	00224.00
FP 103034	

CITY OF CHICAGO  
OCT. 11.06  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000011068

REAL ESTATE TRANSFER TAX	03360.00
FP 103033	

# UNOFFICIAL COPY

## LEGAL DESCRIPTION:

UNIT NO. 614 and G-88 IN POINTE 1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

### PARCEL 1:

THAT PART OF LOTS 2 AND 3, AND ALL OF LOTS 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 AND 3, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7;  
 THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 6 AND 7 AND THE NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 205.69 FEET;  
 THENCE SOUTH 31° 54' 03" EAST, A DISTANCE OF 68.65 FEET;  
 THENCE SOUTH 57° 48' 37" WEST, A DISTANCE OF 57.50 FEET;  
 THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 16.35 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 68.15 FEET;  
 THENCE NORTH 89° 59' 23" WEST, A DISTANCE OF 13.40 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 24.42 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, ALONG THE SOUTH LINE OF SAID VACATED 30 FOOT ALLEY AND THE SOUTH LINE OF SAID LOTS 6 AND 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 157.38 FEET;  
 THENCE NORTH 00° 05' 13" WEST, ALONG THE WEST LINE OF SAID LOT 7, SAID LINE ALSO BEING THE EAST LINE OF SOUTH DEARBORN STREET, A DISTANCE OF 86.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM PARCELS (RETAIL PROPERTIES) DESCRIBED AS FOLLOWS:

### PARCEL A:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 28.79 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 6 AND 7 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7;  
 THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 7, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 58.97 FEET;

THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 5.77 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 0.61 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 7.59 FEET;  
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 7.49 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 9.45 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 8.05 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 16.80 FEET;  
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 21.30 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 15.63 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 13.09 FEET;  
 THENCE SOUTH 76° 51' 21" EAST, A DISTANCE OF 13.50 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 5.50 FEET;  
 THENCE SOUTH 58° 06' 03" WEST, A DISTANCE OF 21.88 FEET;  
 THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 38.68 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 20.65 FEET;

# UNOFFICIAL COPY

THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 9.40 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, ALONG THE SOUTH LINE OF SAID LOTS 6 AND 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 49.54 FEET;  
 THENCE NORTH 00° 05' 13" WEST, ALONG THE WEST LINE OF SAID LOT 7, SAID LINE ALSO BEING THE EAST LINE OF SOUTH DEARBORN STREET, A DISTANCE OF 86.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL B:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 28.79 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 2, 3, 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 AND 3, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7;  
 THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 6 AND 7 AND THE NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 70.24 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 58° 08' 39" EAST, ALONG SAID LINE, A DISTANCE OF 135.45 FEET;  
 THENCE SOUTH 31° 54' 03" EAST, A DISTANCE OF 68.65 FEET;  
 THENCE SOUTH 57° 48' 37" WEST, A DISTANCE OF 57.50 FEET;  
 THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 0.96 FEET;  
 THENCE SOUTH 58° 06' 03" WEST, A DISTANCE OF 2.80 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 30.61 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 1.50 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 9.76 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 2.50 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 1.09 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 6.15 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 19.82 FEET;  
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 8.11 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 8.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL C:

THAT PART OF LOTS 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7;  
 THENCE NORTH 90° 00' 00" EAST, ALONG THE SOUTH LINE OF SAID LOT 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 70.19 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 48.08 FEET;  
 THENCE NORTH 58° 06' 03" EAST, A DISTANCE OF 108.96 FEET;  
 THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 15.39 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 68.15 FEET;  
 THENCE NORTH 89° 59' 23" WEST, A DISTANCE OF 13.40 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 24.42 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, ALONG SAID SOUTH LINE OF LOTS 6 AND 7, AND SAID SOUTH LINE OF VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 87.19 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

**PARCEL 2:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 3.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +12.80 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 3, 4 AND 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5;  
THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 70.35 FEET;  
THENCE NORTH 00° 00' 58" WEST, A DISTANCE OF 10.33 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 64.97 FEET;  
THENCE NORTH 00° 00' 16" WEST, A DISTANCE OF 90.85 FEET;  
THENCE NORTH 58° 38' 08" EAST, A DISTANCE OF 47.84 FEET;  
THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 24.00 FEET;  
THENCE SOUTH 00° 00' 56" EAST, A DISTANCE OF 115.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER \_\_\_\_\_; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO: (I) non-delinquent real estate taxes; (II) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (III) encroachments onto the Property, if any; (IV) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (V) covenants, conditions, agreements, existing leases on the common elements, building lines and restrictions of record; (VI) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto and any easements provided for in any plat of subdivision of the Project which may hereafter be recorded; (VII) terms, conditions, and restrictions of the Declaration; (VIII) roads or highways, if any; (IX) Purchaser's mortgage, if any; and (X) limitations and conditions imposed by the Condominium Property Act of the State of Illinois ("Act").

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; 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.

THERE WAS NO TENANT IN THE UNIT.