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Doc#: 0715641127 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/05/2007 12:01 PM Pg: 1 of 5

4

WARRANTY DEED  
ILLINOIS STATUTORY  
(L.L.C. TO INDIVIDUAL)

195  
2073793 MIC SLAVERY

M.G.R. TITLE

THE GRANTOR, **EXPRESSION DEVELOPMENT LLC**, a Limited Liability Company, duly organized and validly 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to FIAS PROPERTIES LLC, an Illinois limited liability company of 77 E. Elm Street, Chicago, Illinois, the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: **UNIT(S) 1124-1N  
1118-28 E. HYDE PARK BLVD.  
CHICAGO, ILLINOIS 60615**

Permanent Real Estate Index Numbers: **20-11-116-006-0000 & 20-11-116-007-0000**

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 15<sup>th</sup> day of June, 2007.

**EXPRESSION DEVELOPMENT LLC,**  
an Illinois Limited Liability Company

BY: \_\_\_\_\_

Its Manager

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that George Samutin, personally known to me to be the Manager of **EXPRESSION DEVELOPMENT LLC**, 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 acknowledged that as such Manager he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 1<sup>st</sup> day of June, 2007.



*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

Mail To:

Steven E. Moltz  
Law Offices of Palmisano & Lovstrand  
19 S. LaSalle Street  
Suite 900  
Chicago, Illinois 60603

Name and Address of Taxpayer:

Fias Properties LLC

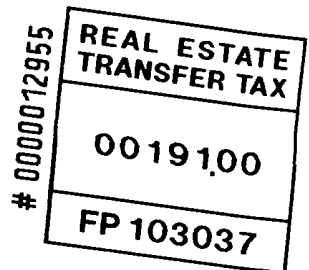
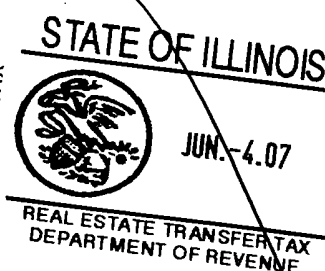
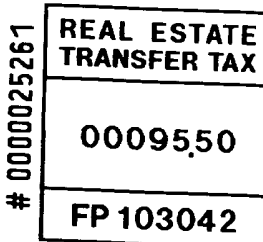
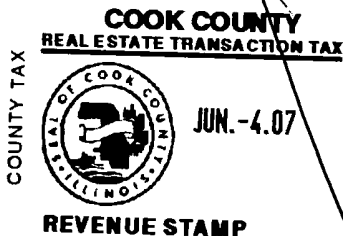
1118-28 E. Hyde Park Blvd.  
Unit 1124-1N  
Chicago, IL 60615

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
511196 \$1,432.50  
06/04/2007 10:40 Batch 11835 27



Prepared By:

Steven E. Moltz  
PALMISANO & LOVSTRAND  
19 S. LaSalle Street, Suite 900  
Chicago, Illinois 60603



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## LEGAL DESCRIPTION

PARCEL A:

UNIT(S) 1124-1N IN THE PARK PLACE ON THE BOULEVARD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: THAT PART OF A TRACT OF LAND COMPRISED OF LOT 6 (EXCEPT THE NORTH 115.5 FEET THEREOF) IN BLOCK 17 IN LYMAN, LARNED AND WOODBRIDGE'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND LOTS 2, 3, 4, 5, 6, 7 AND 8 (EXCEPT THE SOUTH 17 FEET OF LOTS 3 TO 8 TAKEN FOR STREET) IN SUBDIVISION OF LOTS 7 TO 10 INCLUSIVE IN BLOCK 17 IN LYMAN, LARNED AND WOODBRIDGE'S SUBDIVISION, AFORESAID; AND THAT PART OF ORIGINAL LOTS 7 AND 10 IN BLOCK 17 IN LYMAN, LARNED AND WOODBRIDGE'S SUBDIVISION AFORESAID, LYING BETWEEN THE LIMITS OF THE ALLEYS SHOWN UPON THE PLAT OF THE SUBDIVISION OF LOTS 7 TO 10, INCLUSIVE, IN BLOCK 17, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE THEREOF 105 FEET TO A POINT; THENCE NORTH 150 FEET TO A POINT; THENCE NORTHEASTERLY TO A POINT IN A LINE 160 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT AND 95 FEET WEST OF THE EAST LINE OF SAID TRACT; THENCE EAST TO A POINT 35 FEET WEST OF THE EAST LINE OF SAID TRACT; THENCE NORTH TO A POINT 10 FEET SOUTH OF THE NORTH LINE AND 35 FEET WEST OF THE EAST LINE OF SAID TRACT; THENCE EAST PARALLEL WITH THE SOUTH LINE 35 FEET TO THE EAST LINE OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 6 (EXCEPT THAT PART LYING NORTH OF A LINE 221.39 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF EAST HYDE PARK BOULEVARD) IN BLOCK 17 IN LYMAN, LARNED AND WOODBRIDGE SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOTS 2, 3, 4, 5, 6, 7 AND 8 (EXCEPT THE SOUTH 17 FEET THEREOF) IN SUBDIVISION OF LOTS 7 TO 10 INCLUSIVE, BLOCK 17 OF LYMAN, LARNED AND WOODBRIDGES SUBDIVISION AFORESAID, ALSO THAT PART OF ORIGINAL LOT 7 TO 10 IN BLOCK 17 IN LYMAN, LARNED AND WOODBRIDGES SUBDIVISION AFORESAID LYING BETWEEN THE LIMITS OF THE ALLEYS SHOWN UPON THE PLAT OF SUBDIVISION TO LOTS 7 TO 10 INCLUSIVE, IN BLOCK 17 AFORESAID, DESCRIBED AS FOLLOWS:

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COMMENCING AT A POINT ON THE NORTH LINE OF SAID TRACT 35 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID TRACT OF LAND A DISTANCE OF 61.39 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF HYDE PARK BOULEVARD A DISTANCE OF 60 FEET TO A POINT "A" WHICH IS 160 FEET NORTH OF THE SOUTH LINE AND 95 FEET WEST OF THE EAST LINE OF SAID TRACT OF LAND; THENCE SOUTHWESTERLY 14.15 FEET TO A POINT WHICH IS 150 FEET NORTH OF THE SOUTH LINE AND 105 FEET WEST OF THE EAST LINE OF SAID TRACT OF LAND; THENCE SOUTH 150 FEET TO THE SOUTH LINE OF SAID TRACT OF LAND; THENCE WEST 12 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID 150 FOOT LINE A DISTANCE OF 154.97 FEET TO ITS POINT OF INTERSECTION WITH A LINE 12 FEET NORTHWESTERLY OF (MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE HEREINBEFORE DESCRIBED 14.15 FOOT LINE THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 19.12 FEET TO A POINT IN A LINE PERPENDICULAR TO SAID PARALLEL LINE AND WHICH PASSES THROUGH POINT "A," HEREINBEFORE DESCRIBED; THENCE NORTHEASTERLY FROM SAID POINT 57.55 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 80.89 FEET WEST OF THE EAST LINE OF SAID TRACT; THENCE EASTERLY ALONG SAID PARALLEL LINE 45.89 FEET TO A POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0703215110, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACES S-1 AND S-4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0703215110.

ADDRESS: UNIT(S): 1124-1N  
1118-28 E. HYDE PARK BLVD.  
CHICAGO, ILLINOIS 60615

PIN: 20-11-116-006-0000, 20-11-116-007-0000

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act; (c) the Declaration of Condominium recorded February 1, 2007, as Document number 0703215110 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f) acts done or suffered by

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Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Purchaser.

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, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

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