



MTC 2072676

Doc#: 0730241038 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/29/2007 12:21 PM Pg: 1 of 4

**CLARIFYING DEED  
WARRANTY DEED**

THE GRANTOR 2033 THC LLC, an Illinois Limited Liability Company, organized under the laws of the State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid conveys and warrants to:

LAKESIDE LOFTS DEVELOPMENT CORP., an Illinois corporation, c/o Mark R. Ordower, 333 S. Desplaines, Suite 207, Chicago, Illinois 60661, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF**

Permanent Index No.: 17-22-314-024-0000

Address: 2025 and 2035 S. Indiana, Chicago, IL 60616

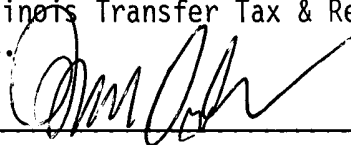
This conveyance is expressly subject to and subordinate to certain mortgages in favor of Bridgeview Bank and Trust dated January 13, 2005 and November 13, 2005 and recorded as Document Nos. 0502702088, 0532219073, and 0532219075, respectively.


This Deed conveys a portion of a development site upon which Grantee is constructing a building with two (2) five-story towers which will each contain approximately 48 condominium units. This deed conveys the portion of the parcel that will be submitted to the Condominium Act of the State of Illinois. The commercial portions of the building will not be submitted to the Condominium Act. At the time that the original deed was recorded, construction had not been completed enough to allow an accurate survey. The construction has now been sufficiently completed, an accurate survey has been made, and the legal description attached to this Deed contains the exact legal description of the property conveyed pursuant to the deed recorded on May 22, 2007 and recorded as document number 0714215057. Grantor expressly reserves to itself all rights to the property conveyed above the horizontal plane described on the attached legal description (Air Rights) and also expressly reserves to itself all rights and benefits arising under the Agreement of Covenants and Restrictions recorded as Document No. 0632645015 and any and all excess development rights not already utilized by the construction performed by Grantee including rights to floor area ratio and maximum number of dwelling units..

Dated: May 1, 2007

EXEMPT under the provisions of Section 4, Paragraph D of the Illinois Transfer Tax & Recordation Act.

**2033 THC LLC, an Illinois limited liability company**

  
\_\_\_\_\_

By:   
Mark R. Ordower, One of its Managers

This Instrument prepared by: Mark Ordower, 333 S. Desplaines, #207, Chicago, IL 60661

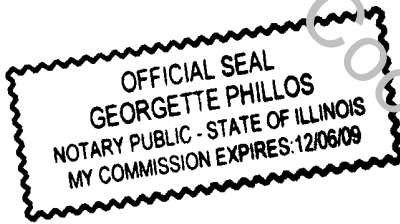
M.G.R. TITLE

# UNOFFICIAL COPY

STATE OF ILLINOIS                    )  
   ) SS.  
 COUNTY OF COOK                    )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mark R. Ordower, personally known to me to be the Manager of 2033 THC LLC, an Illinois limited liability company, appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority, given by the managers and members of said entity, as his 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 10<sup>th</sup> day of ~~May~~ <sup>October</sup>, 2007.



Georgette Phillos  
 Notary Public

**MAIL DEED TO:**

**MARK R. ORDOWER**  
**333 S. DESPLAINES, #207**  
**CHICAGO, ILLINIOIS 60661**

**SEND SUBSEQUENT TAX BILLS TO:**

**MARK R. ORDOWER**  
**333 S. DESPLAINES, #207**  
**CHICAGO, ILLINOIS 60661**

*County of Cook Clerk's Office*

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

THAT PART OF LOTS 10, 11, 14 15 AND 18 (EXCEPT THE WEST 34.0 FEET OF SAID LOTS TAKEN FOR WIDENING S. INDIANA AVENUE) TAKEN AS A SINGLE TRACT OF LAND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +106.0 FEET (ALL ELEVATIONS HEREINAFTER DESCRIBED ARE CHICAGO CITY DATUM) AND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00°-01'-04" EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 262.22 FEET (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF S. INDIANA AVENUE AS WIDENED); THENCE NORTH 89°-59'-17" EAST ALONG THE WESTERLY EXTENSION OF THE NORTH FACE OF AN EXISTING 5 STORY BRICK BUILDING AND ALONG THE NORTH FACE OF SAID 5 STORY BRICK BUILDING AND ALONG THE EASTERLY EXTENSION OF THE NORTH FACE OF SAID 5 STORY BRICK BUILDING, A DISTANCE OF 143.02 FEET TO THE EAST LINE OF SAID TRACT (THE EAST LINE OF SAID TRACT ALSO BEING THE WEST LINE OF A NORTH-SOUTH 20 FOOT PUBLIC ALLEY); THENCE SOUTH 00°-00'-31" WEST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 261.88 FEET TO THE SOUTHEAST CORNER OF SAID TRACT (THE SOUTHEAST CORNER OF SAID TRACT ALSO BEING THE SOUTHEAST CORNER OF LOT 18 AFORESAID); THENCE SOUTH 89°-51'-09" WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 143.66 FEET TO THE PLACE OF BEGINNING (THE SOUTH LINE OF SAID TRACT ALSO BEING THE NORTH LINE OF E. 21<sup>ST</sup> STREET), (EXCEPTING FROM SAID TRACT, THAT PART WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +32.85 FEET AND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00°-01'-04" EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 65.31 FEET; THENCE SOUTH 90°-00'-00" EAST, 5.45 FEET; THENCE SOUTH 00°-00'-00" WEST, 1.86 FEET; THENCE SOUTH 90°-00'-00" EAST, 10.83 FEET; THENCE NORTH 00°-00'-00" EAST, 3.68 FEET; THENCE SOUTH 90°-00'-00" EAST, 5.80 FEET; THENCE SOUTH 00°-00'-00" WEST, 47.43 FEET; THENCE SOUTH 90°-00'-00" EAST, 18.0 FEET; THENCE SOUTH 00°-00'-00" WEST, 49.60 FEET TO THE SOUTH LINE OF SAID TRACT); THENCE SOUTH 89°-51'-09" WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 40.10 TO THE PLACE OF BEGINNING, ALSO EXCEPT THAT PART OF SAID TRACT WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +32.85 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00°-01'-04" EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 131.50 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 00°-01'-04" EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 59.20 FEET; THENCE SOUTH 90°-00'-00" EAST, 5.94 FEET; THENCE NORTH 00°-00'-00" EAST, 5.10 FEET; THENCE SOUTH 90°-00'-00" EAST, 4.72 FEET; THENCE SOUTH 00°-00'-00" WEST, 1.36 FEET; THENCE SOUTH 90°-00'-00" EAST, 5.38 FEET; THENCE SOUTH 00°-00'-00" WEST, 27.54 FEET; THENCE SOUTH 90°-00'-00" EAST, 6.53 FEET; THENCE SOUTH 00°-00'-00" WEST, 35.40 FEET; THENCE NORTH 90°-00'-00" WEST, 22.59 FEET TO THE PLACE OF BEGINNING, ALSO EXCEPT THAT PART OF SAID TRACT LAND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +32.85 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00°-01'-04" EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 202.17 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 00°-01'-04" EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 60.05 FEET; THENCE NORTH 89°-59'-17" EAST, 22.35 FEET; THENCE SOUTH 00°-00'-00" WEST, 43.37 FEET; THENCE SOUTH 90°-00'-00" EAST, 3.11 FEET; THENCE SOUTH 00°-00'-00" WEST, 8.46 FEET; THENCE NORTH 90°-00'-00" WEST, 6.0 FEET; THENCE SOUTH 00°-00'-00" WEST, 8.22 FEET; THENCE NORTH 90°-00'-00" WEST, 19.48 FEET TO THE PLACE OF BEGINNING), ALL IN BLOCK 4 IN GEORGE SMITH'S ADDITION TO CHICAGO, IN THE SOUTHWEST FRACTIONAL ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized under the laws of the State of Illinois.

Dated: 10/11, 2007

Signature: *[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 11 day of October, 2007.

Notary Public: *Georgette Phillos*



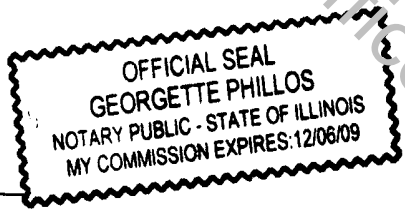
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized under the laws of the State of Illinois.

Dated: 10/11, 2007

Signature: *[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 11 day of October, 2007.

Notary Public: *Georgette Phillos*



**NOTE:** Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)