

UNOFFICIAL COPY



Doc#: 0733933021 Fee: \$54.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/05/2007 09:14 AM Pg: 1 of 4

224
8391556-NA

WARRANTY DEED

THE GRANTOR, KS II-PARKING, LLC, an Illinois Limited Liability Company, of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO: Timothy J. O'Brien and Marcy F. O'Brien, of 18077 W. Hampshire Drive, Gurnee, Illinois, 60031, as Joint Tenants with Rights of Survivorship ("Grantees"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(above space for recorder only)

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s):

17-09-301-004-0000

(Affects the underlying land and other property)

Address of Real Estate:

334 N. Des Plaines Avenue, GU-13, Chicago, Illinois 60661

STAMPS AFFIXED TO DOC. 0733933020
STAMPS AFFIXED TO DOC. _____


SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions (including, without limitation, Residential Planned Development No. 643, and any ordinance and supporting documents related to the maintenance of Trio Park (a public park); (4) public, private, utility and railroad easements; encroachments, covenants, conditions, restrictions, and agreements of record (including, without limitation: the Declaration of Easements: Temporary Construction Easements recorded August 14, 2007, as document 0722615057 and the Declaration of Easements for Encroachments, Adjacent Walls, Access and Maintenance recorded August 14, 2007, as document 0722615058), provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Unit(s) as a residential condominium; (5) the Declaration of Condominium and any amendments and exhibits thereto and other recorded condominium documents, including without limitation the Trio Development Master Declaration and any amendments and exhibits thereto; (6) the provisions of the Illinois Condominium Property Act; (7) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; (8) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Grantee against loss or damage.

BOX 334 CTU

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on November 29, 2007.

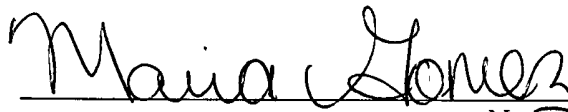
KS II-PARKING, LLC,
an Illinois limited liability company
BY: 325 Union, LLC
an Illinois limited liability company
Its: Manager

BY: 
Michael Ansani, Manager

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 Michael Ansani, in the capacity noted above, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed, sealed and delivered the said instrument as his free and voluntary act, in the capacity noted above, for the uses and purpose therein set forth.

Given under my hand and official seal, this 29 day of November, 2007.


Notary Public



This Instrument was prepared by:

Brown, Udell & Pomerantz, 1332 N. Halsted St. Suite 100, Chicago, IL, 60622.

Mail to:

Send subsequent tax bills to:

UNOFFICIAL COPY

LEGAL DESCRIPTION

GU-13 IN THE TRIO PARK GARAGE CONDOMINIUM; AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 11, BOTH INCLUSIVE, IN BLOCK 62 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE INTEREST ACCRUING TO SAID LOTS IN AND TO VACATED CARROLL AVENUE NORTH AND ADJOINING SAID LOTS AND ALSO EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE NORTH SUBURBAN MASS TRANSIT, A MUNICIPAL CORPORATION OF ILLINOIS BY DEED RECORDED MARCH 5, 1976 AS DOCUMENT NUMBER 23408724, AS CORRECTED BY DEED RECORDED NOVEMBER 14, 1978 AS DOCUMENT NUMBER 24716776, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11 AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 11 A DISTANCE OF 6.96 FEET; THENCE EAST ALONG A STRAIGHT LINE A DISTANCE OF 317.52 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, WHICH IS 6.98 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH ALONG SAID EAST LINE OF LOT 1 SAID DISTANCE OF 6.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; AND THENCE WEST ALONG THE NORTH LINE OF SAID LOTS 1 TO 11, BOTH INCLUSIVE, A DISTANCE OF 317.51 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN EXCEPTED.

THAT PART OF ABOVE DESCRIBED AS FOLLOWS: LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 37.08 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 9.18 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH 01 DEGREES 01 MINUTES 49 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING 96.82 FEET, THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST TO THE WEST LINE OF SAID LOT 11 317.59 FEET, THENCE NORTH 00 DEGREES 55 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE OF LOT 11 60.48 FEET, THENCE NORTH 89 DEGREES 14 MINUTES 54 SECONDS EAST 317.43 FEET TO THE EAST LINE OF LINE OF SAID LOT 1, THENCE SOUTH 01 DEGREES 01 MINUTES 49 SECONDS EAST ALONG EAST LINE OF LINE OF SAID LOT 1 64.59 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0723103024, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN THE COOK COUNTY, ILLINOIS.

A PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND 4 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT AND RECORDED MARCH 31, 2005 AS DOCUMENT NUMBER 0509033011 MADE BY AND BETWEEN 325 UNION, LLC AN ILLINOIS LIMITED LIABILITY COMPANY AND CMC HEARTLAND PARTNERS, A DELAWARE LIMITED PARTNERSHIP FOR THE PURPOSE OF INGRESS AND EGRESS OVER, UPON AND ACROSS THE DRIVE AISLES IN ANY PARKING DECK IMPROVEMENTS FROM TIME TO TIME LOCATED ON THE CMC PROPERTY TO PROVIDE ACCESS FOR MOTOR VEHICLES TO AND FROM THE 325 PROPERTY FROM AND TO DES PLAINES AVENUE.

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, 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.

COMMONLY KNOWN AS: 334 N. DES PLAINES AVENUE, GU-13 CHICAGO, ILLINOIS

PINS: 17-09-301-004-0000 (AFFECTS THE UNDERLYING LAND AND OTHER PROPERTY)

UNOFFICIAL COPY**LEGAL DESCRIPTION**PARCEL 1:

UNIT 205B, IN THE TRIO II CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 11, BOTH INCLUSIVE, IN BLOCK 62 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE INTEREST ACCRUING TO SAID LOTS IN AND TO VACATED CARROLL AVENUE NORTH AND ADJOINING SAID LOTS AND ALSO EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE NORTH SUBURBAN MASS TRANSIT, A MUNICIPAL CORPORATION OF ILLINOIS BY DEED RECORDED MARCH 5, 1976 AS DOCUMENT NUMBER 23408724, AS CORRECTED BY DEED RECORDED NOVEMBER 14, 1978 AS DOCUMENT NUMBER 24716776, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11 AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 11 A DISTANCE OF 6.96 FEET; THENCE EAST ALONG A STRAIGHT LINE A DISTANCE OF 317.52 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, WHICH IS 6.98 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH ALONG SAID EAST LINE OF LOT 1 SAID DISTANCE OF 6.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; AND THENCE WEST ALONG THE NORTH LINE OF SAID LOTS 1 TO 11, BOTH INCLUSIVE, A DISTANCE OF 317.51 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN EXCEPTED.

THAT PART OF ABOVE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS WEST 134.96 FEET ALONG SOUTH LINE OF LOTS 1 THROUGH 11 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 54 MINUTES 57 SECONDS WEST 70.46 FEET ALONG SAID SOUTH LINE LOTS 1 THROUGH 11; THENCE NORTH 00 DEGREES 03 MINUTES 24 SECONDS EAST 72.37 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 47 SECONDS EAST 10.99 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 13 SECONDS EAST 0.98 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 47 SECONDS EAST 13.46 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 13 SECONDS WEST 0.98 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 47 SECONDS WEST 12.54 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 13 SECONDS WEST 24.15 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 27 SECONDS EAST 126.05 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 33 SECONDS EAST 24.60 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST 11.28 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 41 SECONDS EAST 0.58 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST 7.28 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 07 SECONDS WEST 72.57 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0728203080.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF S-13, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0728203080.

COMMONLY KNOWN AS: 660 W. WAYMAN, UNIT 205B, CHICAGO, ILLINOIS 60661.

P.I.N. 17-09-301-004-0000 (AFFECTS THE CONDOMINIUM PROPERTY AND OTHER PROPERTY)