

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



0815040122

Doc#: 0815040122 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/29/2008 12:25 PM Pg: 1 of 9

THIS INDENTURE WITNESSETH,

That the Grantor, **7551 N. RIDGE, LLC**, an Illinois, limited liability company duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the

THE ABOVE SPACE FOR RECORDER'S USE ONLY

following described real estate is located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to **ALBIN KOVACS**, ("Grantee"), a unmarried person, whose address is 7444 N. Seeley Ave Chicago IL 60645, the following described real estate, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

The tenant has waived or failed to exercise the right of first refusal.


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.

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 and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyers' quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other condominium documents and any amendments and exhibits thereto; (7) the provisions of the Act; (8) acts done or suffered by Buyers, or anyone claiming by, through, or under Buyers; and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyers against loss or damage.


UNOFFICIAL COPY

Property of Cook County Clerk's Office

CITY OF CHICAGO
 CITY TAX

 MAY 27 08
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


000016357

REAL ESTATE TRANSFER TAX
03134.25
FP 103026

STATE OF ILLINOIS
 STATE TAX

 MAY 27 08
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000036711

REAL ESTATE TRANSFER TAX
00298.50
FP 103021

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 MAY 27 08
 REVENUE STAMP

0000036711

REAL ESTATE TRANSFER TAX
00149.25
FP 103025

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date: 5-16-08

7551 N. RIDGE, LLC
an Illinois limited liability company

By: *Gheorge Pop*
GHEORGE POP

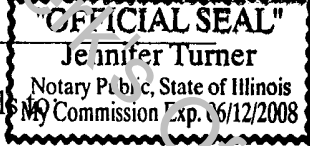
Its: Manager

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 GHEORGE POP is the member of 7551 N. RIDGE, LLC, an Illinois limited liability company, 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 he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this date: 5-16-08

Jennifer Turner
Notary Public

My commission expires _____
Send Subsequent Tax Bills _____


After Recording Mail to:
Dumitry R. Anuta
5132 N. Elston Ave
Chicago IL 60630

Albin Kovacs
7553 N. Ridge #2
Chicago IL 60630

This Instrument Was Prepared by:
Whose Address Is:

Douglas G. Shreffler
4653 N. Milwaukee Avenue, Chicago, IL 60630

UNOFFICIAL COPY

EXHIBIT "A"

Legal Description

UNIT NO. 7553-2 AND PARKING SPACE P-7 IN THE HOWARD RIDGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 1 AND 2 (TAKEN AS A TRACT) IN WEBER HEIGHTS SUBDIVISION IN ROGERS PARK, A SUBDIVISION OF THE WEST 6 ACRES OF LOT 14 IN COUNTY CLERK'S SUBDIVISION, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

EXCEPTION 2125: THAT PART OF LOTS 1 AND 2 (TAKEN AS A TRACT) IN WEBER HEIGHTS SUBDIVISION IN ROGERS PARK, A SUBDIVISION OF THE WEST 6 ACRES OF LOT 14 IN COUNTY CLERK'S SUBDIVISION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +33.49' CCD AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +47.33' CCD DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED) ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 15.71 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 4.78 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 4.03 FEET; THENCE NORTH 13 DEGREES 57 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 3.94 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 9.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 1.00 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 0.70 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 0.70 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 0.62 FEET; THENCE SOUTH 03 DEGREES 40 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 11.35 FEET; THENCE SOUTH 34 DEGREES 19 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 0.70 FEET; THENCE SOUTH 05 DEGREES 40 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 41.68 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 12.64 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 6.93 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 8.71 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 11.57 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 1.83 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 3.78 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 0.65 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 18.82 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 0.95 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 9.22 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING;

EXCEPTION 2127: THAT PART OF LOTS 1 AND 2 (TAKEN AS A TRACT) IN WEBER HEIGHTS SUBDIVISION IN ROGERS PARK, A SUBDIVISION OF THE WEST 6 ACRES OF LOT 14 IN COUNTY CLERK'S SUBDIVISION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +33.80' CCD AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +47.88' CCD DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED) ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 24.96 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 4.82 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 3.92 FEET; THENCE NORTH 15 DEGREES 54 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 4.01 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 8.99 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES

UNOFFICIAL COPY

00 SECONDS EAST FOR A DISTANCE OF 1.10 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 0.25 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 53.30 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 12.04 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 7.10 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 8.72 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 11.57 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 3.40 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 3.79 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 3.15 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 28.06 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING;

EXCEPTION 2129: THAT PART OF LOTS 1 AND 2 (TAKEN AS A TRACT) IN WEBER HEIGHTS SUBDIVISION IN ROGERS PARK, A SUBDIVISION OF THE WEST 6 ACRES OF LOT 14 IN COUNTY CLERK'S SUBDIVISION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +35.21' CCD AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +47.74' CCD DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED) ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 40.72 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 4.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 3.88 FEET; THENCE NORTH 15 DEGREES 06 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 4.03 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 5.23 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 1.20 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 0.75 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 53.22 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 10.90 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 50.51 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING;

EXCEPTION 2131: THAT PART OF LOTS 1 AND 2 (TAKEN AS A TRACT) IN WEBER HEIGHTS SUBDIVISION IN ROGERS PARK, A SUBDIVISION OF THE WEST 6 ACRES OF LOT 14 IN COUNTY CLERK'S SUBDIVISION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +35.25' CCD AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +47.67' CCD DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED) ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 52.74 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 0.96 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 5.56 FEET; THENCE SOUTH 13 DEGREES 49 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 3.98 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 3.77 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 10.65 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 4.73 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 3.98 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 3.03 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 27.25 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 12.68 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 44.52 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 0.70 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 1.20 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PART OF THE ABOVE DESCRIBED PARCEL LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +43.56' CCD AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +47.67' CCD, DESCRIBED AS

UNOFFICIAL COPY

FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 52.74 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 0.96 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 1.20 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 0.70 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 37.87 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 3.63 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 6.65 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 3.63 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 6.65 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING;

EXCEPTION 2133: THAT PART OF LOTS 1 AND 2 (TAKEN AS A TRACT) IN WEBER HEIGHTS SUBDIVISION IN ROGERS PARK, A SUBDIVISION OF THE WEST 6 ACRES OF LOT 14 IN COUNTY CLERK'S SUBDIVISION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +35.25' CCD AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +47.67' CCD DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED) ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 52.74 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 0.96 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 5.56 FEET; THENCE SOUTH 13 DEGREES 49 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 3.98 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 3.77 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 10.65 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 4.73 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 3.98 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 3.03 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 27.25 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 12.68 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 44.52 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 0.70 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 1.20 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PART OF THE ABOVE DESCRIBED PARCEL LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +43.56' CCD AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +47.67' CCD, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 52.74 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 0.96 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 1.20 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 0.70 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 37.87 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 3.63 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 6.65 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 3.63 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 6.65 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING;

EXCEPTION 2135: THAT PART OF LOTS 1 AND 2 (TAKEN AS A TRACT) IN WEBER HEIGHTS SUBDIVISION IN ROGERS PARK, A SUBDIVISION OF THE WEST 6 ACRES OF LOT 14 IN COUNTY CLERK'S SUBDIVISION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +36.22' CCD AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +47.79' CCD DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED) ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 86.53 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 0.96 FEET

UNOFFICIAL COPY

TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 5.84 FEET; THENCE SOUTH 14 DEGREES 33 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 3.98 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 3.79 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 41.86 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 11.29 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 44.49 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 0.65 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 1.20 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING;

EXCEPTION 7559: THAT PART OF LOTS 1 AND 2 (TAKEN AS A TRACT) IN WEBER HEIGHTS SUBDIVISION IN ROGERS PARK, A SUBDIVISION OF THE WEST 6 ACRES OF LOT 14 IN COUNTY CLERK'S SUBDIVISION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +38.17' CCD AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +49.54' CCD DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED) ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 05 DEGREES 41 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF SAID LOTS 1 AND 2 FOR A DISTANCE OF 7.42 FEET; THENCE NORTH 84 DEGREES 18 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05 DEGREES 42 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 5.38 FEET; THENCE NORTH 84 DEGREES 17 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 1.45 FEET; THENCE SOUTH 05 DEGREES 42 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 2.33 FEET; THENCE SOUTH 84 DEGREES 17 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 1.45 FEET; THENCE SOUTH 05 DEGREES 42 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 10.34 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 1.46 FEET; THENCE SOUTH 05 DEGREES 42 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 0.48 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 14.23 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 1.20 FEET; THENCE SOUTH 57 DEGREES 32 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 5.57 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 0.90 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 8.30 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 26.35 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 16.87 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 33.76 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 1.65 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 9.55 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 3.12 FEET; THENCE SOUTH 41 DEGREES 23 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 4.68 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 3.08 FEET; TO THE POINT OF BEGINNING, ALSO EXCEPTING;

EXCEPTION 7557: THAT PART OF LOTS 1 AND 2 (TAKEN AS A TRACT) IN WEBER HEIGHTS SUBDIVISION IN ROGERS PARK, A SUBDIVISION OF THE WEST 6 ACRES OF LOT 14 IN COUNTY CLERK'S SUBDIVISION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +38.14' CCD AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +49.85' CCD DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED) ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 05 DEGREES 41 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF SAID LOTS 1 AND 2 FOR A DISTANCE OF 36.17 FEET; THENCE NORTH 84 DEGREES 18 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 4.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 55 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 12.03 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 59

UNOFFICIAL COPY

SECONDS WEST FOR A DISTANCE OF 9.05 FEET; THENCE SOUTH 51 DEGREES 05 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 3.77 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 15.95 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 17.62 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 32.76 FEET; THENCE NORTH 05 DEGREES 42 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 0.60 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 1.00 FEET; THENCE NORTH 05 DEGREES 42 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 5.05 FEET; THENCE NORTH 74 DEGREES 00 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 3.98 FEET; THENCE NORTH 05 DEGREES 42 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 4.25 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING;

EXCEPTION 7555: THAT PART OF LOTS 1 AND 2 (TAKEN AS A TRACT) IN WEBER HEIGHTS SUBDIVISION IN ROGERS PARK, A SUBDIVISION OF THE WEST 6 ACRES OF LOT 14 IN COUNTY CLERK'S SUBDIVISION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +38.20' CCD AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +49.87' CCD DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED) ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 05 DEGREES 41 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF SAID LOTS 1 AND 2 FOR A DISTANCE OF 48.01 FEET; THENCE NORTH 84 DEGREES 18 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 0.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05 DEGREES 42 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 5.12 FEET; THENCE SOUTH 76 DEGREES 12 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 3.97 FEET; THENCE SOUTH 05 DEGREES 42 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 4.16 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 28.87 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 10.73 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 32.69 FEET; THENCE SOUTH 05 DEGREES 42 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 0.55 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 1.00 FEET, TO THE POINT OF BEGINNING, ALSO EXCEPTING;

EXCEPTION 7553: THAT PART OF LOTS 1 AND 2 (TAKEN AS A TRACT) IN WEBER HEIGHTS SUBDIVISION IN ROGERS PARK, A SUBDIVISION OF THE WEST 6 ACRES OF LOT 14 IN COUNTY CLERK'S SUBDIVISION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +38.30' CCD AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +49.79' CCD DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED) ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 05 DEGREES 41 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF SAID LOTS 1 AND 2 FOR A DISTANCE OF 60.10 FEET; THENCE NORTH 84 DEGREES 18 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 0.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05 DEGREES 42 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 6.42 FEET; THENCE SOUTH 77 DEGREES 44 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 3.99 FEET; THENCE SOUTH 05 DEGREES 42 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 4.25 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 12.46 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 4.77 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 53.30 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 16.84 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 69.66 FEET; THENCE SOUTH 05 DEGREES 42 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 0.60 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 1.11 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING;

UNOFFICIAL COPY

EXCEPTION 7551: THAT PART OF LOTS 1 AND 2 (TAKEN AS A TRACT) IN WEBER HEIGHTS SUBDIVISION IN ROGERS PARK, A SUBDIVISION OF THE WEST 6 ACRES OF LOT 14 IN COUNTY CLERK'S SUBDIVISION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +38.29' CCD AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +49.95' CCD DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED) ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 05 DEGREES 41 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF SAID LOTS 1 AND 2 FOR A DISTANCE OF 82.77 FEET; THENCE NORTH 84 DEGREES 18 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 4.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05 DEGREES 42 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 4.00 FEET; THENCE SOUTH 75 DEGREES 23 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 3.95 FEET; THENCE SOUTH 05 DEGREES 42 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 6.55 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 1.26 FEET; THENCE SOUTH 05 DEGREES 42 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 0.75 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 0.40 FEET; THENCE SOUTH 05 DEGREES 42 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 0.48 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 11.37 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 0.75 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 54.24 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 16.68 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 53.30 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 4.71 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 11.30 FEET, TO THE POINT OF BEGINNING, ALL IN SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 17, 2008 AS DOCUMENT NO. 0807716027, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 7551-59 N. Ridge/2125-2135 W. Howard Ave.,

Unit 7553-2 and Parking Space P-7
Chicago, Illinois 60645

PERMANENT INDEX NUMBER: 11-30-308-001-0000 (undivided)