

UNOFFICIAL COPY



WARRANTY DEED

GRANTOR, UTA Properties, LLC, an Illinois limited liability company, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to:

Doc#: 1002529022 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/25/2010 12:08 PM Pg: 1 of 5

Synergy Property Holdings, LLC  
Attn: Special Assets Division  
One Pierce Place, Suite 1500  
Itasca, Illinois 60143

the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to: The matters identified in Exhibit A hereto.

Permanent Real Estate Index Numbers: 13-24-406-046-0000 and 13-25-204-022-0000

Common Address: 2700 West Belmont Avenue, Chicago, Illinois 60618 and 3136 North Elston Avenue, Chicago, Illinois 60618

IN WITNESS WHEREOF, said Grantor has set its hands hereunto this 15<sup>th</sup> day of January, 2010.

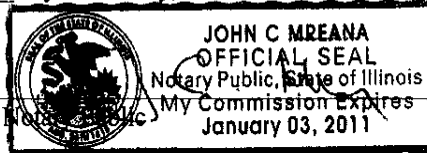
UTA Properties, LLC, an Illinois limited liability company

By: *[Signature]*  
Virgil Tiran, Manager

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

The undersigned, a Notary Public in and for the County in the State aforesaid, DOES HEREBY CERTIFY that Virgil Tiran, the Manager of UTA Properties, LLC, an Illinois limited liability company, 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 the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of January, 2010.



- ▶ This instrument prepared by: Jacqueline M. Helmrick, 330 N. Wabash, Suite 1700, Chicago IL 60611
- ▶ After recording mail to: Jacqueline M. Helmrick, 330 N. Wabash, Suite 1700, Chicago IL 60611
- ▶ Mail Subsequent Tax Bills to: Synergy Property Holdings, LLC, Attn: Special Assets Division, One Pierce Place, Suite 1500, Itasca, Illinois 60143

This document is exempt from real estate transfer taxes under 35 ILCS 200/31-45(4)

1-22-10 *[Signature]*  
Date Buyer, Seller, Representative

# UNOFFICIAL COPY

LEGAL DESCRIPTION

## PARCEL 1: COMMERCIAL PROPERTY

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +9.28 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +28.43 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 86 AND 87 IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO; BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 87; THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST, A DISTANCE OF 44.71 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 11.38 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.00 FEET; NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 20.55 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 17.06 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 22.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 21.32 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.34 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.67 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.54 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 4.64 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 55.77 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

## PARCEL 2: COMMERCIAL PROPERTY

(A) THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +9.28 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +28.43 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 84 AND 85 IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 84; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 33.17 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 17.97 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 5.94 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 21.67 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.32 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 4.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 14.48 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 11.40 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST, A DISTANCE OF 44.64 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND ALSO

# UNOFFICIAL COPY

(B) THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +18.39 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +28.43 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 84 AND 85 IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 84; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 33.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 8.01 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 23.80 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 9.29 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 19.84 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 5.98 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.32 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 21.87 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 5.94 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 17.97 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2700 WEST BELMONT AVENUE, CHICAGO, ILLINOIS 60618

PIN: 13-24-406-046-0000

PARCEL 3:

LOT 24 IN SOFIE BAUERMEISTER'S SUBDIVISION OF LOT 2 IN RICHON AND BAUERMEISTER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3136 NORTH ELSTON AVENUE, CHICAGO, ILLINOIS 60618

PIN: 13-25-204-022-0000

# UNOFFICIAL COPY

## EXHIBIT A

Taken from Schedule B to Chicago Title Insurance Company  
Commitment Dated July 15, 2009  
(Order #SA2286722)

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
7. MORTGAGE DATED FEBRUARY 26, 2007 AND RECORDED MAY 7, 2007 AS DOCUMENT NO. 0712750018 MADE BY UTA PROPERTIES LLC TO FIRST MIDWEST BANK TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$500,000.00.
8. ASSIGNMENT OF RENTS RECORDED MAY 7, 2007 AS DOCUMENT NO. 0712750019 MADE BY UTA PROPERTIES LLC TO FIRST MIDWEST BANK.
9. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
10. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT RECORDED DECEMBER 18, 2001 AS DOCUMENT 0011200881.

(AFFECTS PARCELS 1 AND 2)

11. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE COVENANT MADE BY AND BETWEEN 2700 CLUB INC AND THE CITY OF CHICAGO, RELATING TO THE MAINTENANCE AND REPAIR OF COMMON LINES LOCATED ON THE LAND TO THE SEWER MAIN IN THE PUBLIC STREET RECORDED AUGUST 7, 2003 AS DOCUMENT 0321931045.

(AFFECTS PARCELS 1 AND 2)

12. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED OCTOBER 1, 2004 AS DOCUMENT 0427544085 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

(AFFECTS PARCELS 1 AND 2)

13. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND OVER AND ONTO THE PROPERTY WEST AND ADJOINING THE LAND BY 0.02 FEET AS SHOWN ON THE PLAT OF SURVEY MADE BY UNITED SURVEY SERVICE LLC DATED AUGUST 19, 2002, FILE NO. 2004-12059.

(AFFECTS PARCEL 2)

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

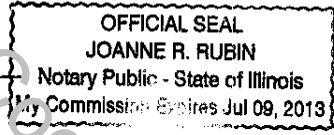
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated 1-22-10

Signature *Krista Mills*  
Grantor or Agent

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 22 DAY  
OF January, 2010

*Joanne R. Rubin*  
NOTARY PUBLIC



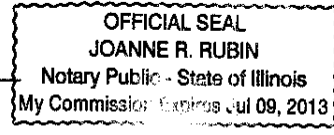
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 1-22-10

Signature *Krista Mills*  
Grantee or Agent

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 22 DAY  
OF January, 2010

*Joanne R. Rubin*  
NOTARY PUBLIC



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)