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Prepared by:

Joseph S. Farrell
3728 North Southport
Chicago, IL 60613



Doc#: 1104816087 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/17/2011 03:12 PM Pg: 1 of 4

and when recorded return to:

Paul H. Lusby
Horn & Lusby LLP
2600 Foothill Blvd., Suite 203
Glendale, CA 91214

Mail tax bill to:

Girija Reddy
4335 Marina City Drive, #PH32
Marina Del Rey, California 90292

ML
0603/527B/495251

Stewart

WARRANTY DEED

THE GRANTOR, PASTICHE COMMERCIAL, LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, of 3728 North Southport Avenue, Chicago, Illinois 60613, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to REDDY VENTURES 2, LLC, an Illinois limited liability company with an address of 4335 Marina City Drive, #PH32, Marina Del Rey, California 90292, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number: 14-20-215-043-0000

Address of Real Estate: 3753 North Clark Street, Chicago, Illinois 60613

Dated this 16th day of February, 2011

Pastiche Commercial, LLC, an Illinois limited liability company

By: William Platt
William Platt, Manager

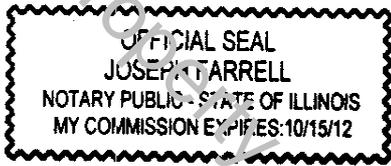
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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that William Platt, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument pursuant to proper authority, as his free and voluntary acts and deeds of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of February, 2011.



Joseph Farrell

Notary Public

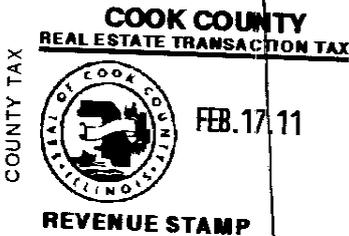
City of Chicago
Dept. of Revenue
609302



Real Estate
Transfer
Stamp
\$22,963.50

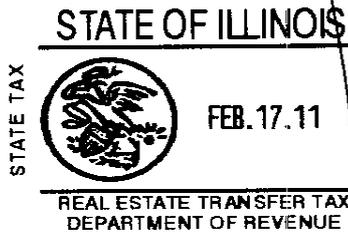
2/17/2011 14:49
dr00260

Batch 2,452,241



REAL ESTATE TRANSFER TAX
01093.50
FP 103042

0000074518



REAL ESTATE TRANSFER TAX
02187.00
FP 103037

0000062230

Property of Cook County Clerk's Office

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Exhibit "A"

LEGAL DESCRIPTION

Parcel 1:

That part of lots 21, 22, 23 and 24 in Block 1 in Buckingham's Second Addition to Lakeview, a subdivision of all of Block 11 and parts of Block 10 and 12 (except the Railroad) of Laflin Smith and Dyer's Subdivision in the West ½ of the Northeast ¼ of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Commencing at the Southwest corner of said Lot 21, thence North on the West lot line of said lot 21, a distance of 0.88 of a foot to a point; thence East, at right angles to the last described course, a distance of 0.88 of a foot to the inside wall face of the first floor of a four story brick building, to said point being also the place of beginning; thence along the inside wall face of the first floor of said brick building, the following 14 courses;

1. Thence North on the said inside wall face, at right angles to the last described course, a distance of 28.06 feet to a point;
2. Thence East on said inside wall face, at right angles to the last described course, a distance of 2.75 feet to a point;
3. Thence North on said inside wall face, at right angles to the last described course, a distance of 8.32 feet to a point;
4. Thence West on said inside wall face, at right angles to the last described course, a distance of 2.75 feet to a point;
5. Thence North on said inside wall face, at right angles to the last described course, a distance of 29.69 feet to a point;
6. Thence East on said inside wall face, at right angles to the last described course, a distance of 2.75 feet to a point;
7. Thence North on said inside wall face, at right angles to the last described course, a distance of 8.47 feet to a point;
8. Thence West on said inside wall face, at right angles to the last described course, a distance of 2.75 feet to a point;
9. Thence North on said inside wall face, at right angles to the last described course, a distance of 29.67 feet to a point;
10. Thence East on said inside wall face, at right angles to the last described course, a distance of 2.75 feet to a point;
11. Thence North on said inside wall face, at right angles to the last described course, a distance of 8.39 feet to a point;
12. Thence West on said inside wall face, at right angles to the last described course, a distance of 2.75 feet to a point;
13. Thence North on said inside wall face, at right angles to the last described course, a distance of 18.70 feet to a point;
14. Thence East on said inside wall face, at right angles to the last described course, a distance of 4.03 feet to a point;

Thence Southeasterly through an angle of 210 degrees 04 minutes 00 seconds measured clockwise on the inside wall face, a distance of 26.70 feet to a point; thence Southwesterly, at right angles to the last described course, a

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distance of 4.67 feet to a point; Thence Southeasterly, at right angles to the last described course, a distance of 20.30 feet to a point, thence Easterly through an angle of 149 degrees 59 minutes 25 seconds measured clockwise, on the inside wall face, a distance of 18.80 feet to a point; Thence Southerly, at right angles to the last described course, on the inside wall face, a distance of 17.70 feet; thence Westerly, at right angles to the last described course, on the inside wall face, a distance of 19.19 feet to a point; thence Southerly, at right angles to the last described course, on the inside wall face, a distance of 65.32 feet to a point; Thence Westerly, at right angles to the last described course, on the inside wall face, a distance of 14.42 feet to a point; Thence Southerly, at right angles to the last described course, a distance of 20.50 feet to a point; Thence Westerly, at right angles to the last described course, on the inside wall face, a distance of 27.69 feet to the place of beginning, being that part designated as "Commercial not included" on the first floor of the Plat of Condominium of the Ball Park Condominiums per document No. 0020507767, all in Cook County, Illinois.

Parcel 2:

Exclusive right to use P-1, P-5, P-4, P-5, P-6, P-7, P-8, P-14 and P-28 in The Ball Park Condominium, as delineated and defined in the Declaration recorded as document number 002057767 and as amended by First amendment 0030097263 and as amended by special amendment 0617345152, in the Northeast 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 14-20-215-043-0000

Property Address: 3753 N. Clark Street
Chicago, IL 60613

Cook County Clerk's Office