Doc#: 1106849013 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 03/09/2011 09:50 AM Pg: 1 of 5

WARRANTY DEED **ILLINOIS STATUTORY**

THE GRANTOR, William Weaver, a married man, of the City of Chicago, Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants to F&S Ventures, LLC., of the City of Schaumburg, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Attached.

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the second installment of year 2009 and subsequent years.

This property is not subject to the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s):

17-09-222-020-10-11

Address of Real Estate: 630 N. Franklin St. Unit# 520, Chicago, IL. 6061

25 day of TEBRUARY, 2011.

Villiam Weaver

Baird & Warner Title Services, Inc. 475 North Martingale Suite 950 Schaumburg, IL 60173

BW10- (5138

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UNOFFICIAL COPY

STATE OF ILLINOIS	
) SS
COUNTY OF COOK).

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William Weaver, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 35 day of 623 2011.

Notary Public

OFFICIAL SEAL
CATHERINE M LARSON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/16/14

Prepared By: J. Michael Collins

55 West Monroe Suite 600 Chicago, Illinois 60603

City of Chicago Dept. of Revenue

609591

3/2/2011 8:16

Real Estate Transfer Stamp

\$971.25

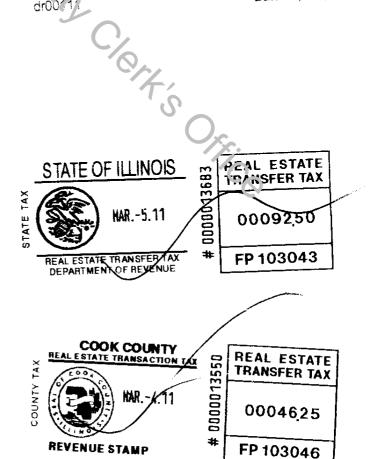
Batch 2,506,057

Mail To:

F85 Ventures, LLC 2222 Walters Northbrook IL 60062

Name & Address of Taxpayer:

F&S Ventures, LLC.
630 N. Franklin St. Unit# 520
Chicago, IL. 60610
2222 Wylfer Ave
Northbroom, JL 6006~



Escrow File No.: BW10-13138 UNOFFICIAL COPY

EXHIBIT "A"

UNIT 520 IN THE 630 N. FRANKLIN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 21, 22, 23, 24, 25 AND 26 IN BLOCK 12 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE WEST 1/2 OF THE WEST 1/2 OF NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND LOTS 14, 15, 16 AND 17 IN MARTIN'S SUBDIVISION OF THE WEST PART OF BLOCK 12 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO ALL TAKEN AS A TRACT IN THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIE 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS: (EXCEPTION 1) THAT PART LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.27' CHICAGO CITY DATUM AND BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +29 23' CHICAGO CITY DATUM COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 26 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO;

THENCE SOUTH 89 DEGREES 28 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 26 FOR A DISTANCE OF 1.19 FEET;

THENCE NORTH 00 DEGREES 31 MUNITES 04 SECONDS WEST FOR A DISTANCE OF 0.60 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 22 MINU (ES 40 SECONDS WEST FOR A DISTANCE

THENCE SOUTH 89 DEGREES 30 MINUTES 37 SECONDS WEST FOR A DISTANCE

THENCE NORTH 00 DEGREES 22 MINUTES 48 SECONDS WEST FOR A DISTANCE

THENCE SOUTH 89 DEGREES 31 MINUTES 24 SECOND'S WEST FOR A DISTANCE

THENCE SOUTH 00 DEGREES 23 MINUTES 02 SECONDS EAST FOR A DISTANCE

THENCE SOUTH 89 DEGREES 31 MINUTES 14 SECONDS WEST FOR A DISTANCE

THENCE NORTH 00 DEGREES 23 MINUTES 02 SECONDS WEST FOR A DISTANCE

THENCE SOUTH 89 DEGREES 31 MINUTES 28 SECONDS WEST FOR A DISTANCE

THENCE SOUTH 00 DEGREES 23 MINUTES 06 SECONDS EAST FOR A DISTANCE

THENCE SOUTH 89 DEGREES 31 MINUTES 20 SECONDS WEST FOR A DISTANCE

THENCE NORTH 00 DEGREES 23 MINUTES 06 SECONDS WEST FOR A DISTANCE

THENCE SOUTH 89 DEGREES 31 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 12.10 FEET;

THENCE SOUTH 00 DICREES 2 MINUTES 59 SECONDS LAST FOR A DISTANCE OF 5 99 FEFT.

THENCE SOUTH 89 DEGREES 31 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 5 97 FEET.

THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 2.13 FEET:

THENCE SOUTH 89 DEGREES 31 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 20.89 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 2.05 FEET;

THENCE SOUTH 89 DEGREES 31 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 6.60 FEET:

THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 4.92 FEET:

THENCE SOUTH 89 DEGREES 31 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 18.59 FEET;

THENCE NORT 7 00 DEGREES 22 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 8.63 FEET:

THENCE SOUTH 89 DEGREES 31 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 17.58 FEET;

THENCE NORTH 00 DEGITES 23 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 2.90 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 19.20 FEET;

THENCE SOUTH 00 DEGREES 24 MYNUTES 05 SECONDS EAST FOR A DISTANCE OF 8.96 FEET;

THENCE SOUTH 89 DEGREES 31 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 20.27 FEET;

THENCE SOUTH 00 DEGREES 23 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 3.43 FEET:

THENCE SOUTH 89 DEGREES 30 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 1.50 FEET;

THENCE NORTH 00 DEGREES 23 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 3.79 FEET;

THENCE SOUTH 89 DEGREES 17 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 23.87 FEET;

THENCE NORTH 00 DEGREES 24 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 10.18 FEET;

THENCE SOUTH 89 DEGREES 26 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 5.16 FEET;

THENCE NORTH 00 DEGREES 30 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 44.94 FEET:

THENCE SOUTH 89 DEGREES 29 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 36.80 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 3.54 FEET;

THENCE SOUTH 89 DEGREES 26 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 14.58 FEET;

THENCE SOUTH 00 DEGREES 24 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 80.74 FEET;

THENCE NORTH 89 DECLIES TO MINITES 2/CHCONDS CAST TOP A DISTANCE OF 13.11 FEET:

THENCE NORTH 00 DEGREES 23 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 4.52 FFET.

THENCE NORTH 89 DEGREES 26 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 1.50 FEET:

THENCE SOUTH 00 DEGREES 23 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 16.24 FEET;

THENCE SOUTH 89 DEGREES 26 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 1.20 FEET;

THENCE NORTH 00 DEGREES 23 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 2.47 FEET;

THENCE SOUTH 89 DEGREES 28 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 3.35 FEET:

THENCE SOUTH 00 DEGREES 23 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 4.72 FEET;

THENCE NORT 1/1 89 DEGREES 31 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 57.07 FEET:

THENCE NORTH 00 DEGREES 28 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 3..85 FEET:

THENCE NORTH 89 DEGREES 31 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 725 FEET;

THENCE SOUTH 00 DEGREES 28 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 3.85 FEET;

THENCE NORTH 89 DEGREES 31 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 54.32 FEET;

THENCE NORTH 00 DEGREES 23 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 3.80 FEET:

THENCE NORTH 89 DEGREES 31 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 7.25 FEET:

THENCE SOUTH 00 DEGREES 23 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 3.80 FEET:

THENCE NORTH 89 DEGREES 31 MINUTES 27 SECONDS WAST FOR A DISTANCE OF 54.20 FEET;

THENCE NORTH 00 DEGREES 23 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 3.85 FEET;

THENCE NORTH 89 DEGREES 31 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 7.20 FEET;

THENCE SOUTH 00 DEGREES 23 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 3.85 FEET;

THENCE NORTH 89 DEGREES 31 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 42.43 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT (EXCEPTION 2) THAT PART LYING ABOVE A HORIZONTAL PLANE HAVING AN

ELEVATION OF +79.01' CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0529303035, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.