

# UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Corporation to Individual)**



Doc#: 1115111130 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/31/2011 10:41 AM Pg: 1 of 3

ST517251  
2011576500

**THE GRANTOR**, Utopian Properties, Inc., a corporation 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S) and WARRANT(S)** to QAHIRI, LLC., an Illinois Limited Liability Company of

**(GRANTEE'S ADDRESS)** 1455 W. Hubbard, Chicago, Illinois 60642

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, general taxes for the year 2010 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)2011

Permanent Real Estate Index Number(s): 17-08-429-021-1011, 17-08-429-021-1024, 17-08-429-021-1025, 17-08-429-021-1035

Address(es) of Real Estate: 155 N. Aberdeen St., Units 306, P-11, P-12 & P-22 Chicago, Illinois 60607

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary this 20<sup>th</sup> day of May 2011.

Utopian Properties, Inc.

By Christopher LeClair  
Christopher LeClair  
its president

Attest Christopher LeClair  
Christopher LeClair  
its secretary

BOX 333-CP <sup>4</sup>/<sub>3</sub>  
S N  
SC 4  
INT 7

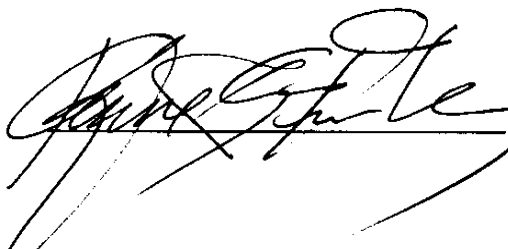
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STATE OF ILLINOIS )  
) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Christopher LeClair, personally known to me to be the president of the Utopian Properties, Inc., and Christopher LeClair, personally known to me to be the secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20<sup>th</sup> day of May 2011

OFFICIAL SEAL  
KENNETH S. FINKLE  
Notary Public - State of Illinois  
My Commission Expires Jun 24, 2011

  
(Notary Public)

Prepared By: Kenneth S. Finkle  
1401 W. Dundee Road, Suite 208  
Buffalo Grove, Illinois 60089

Mail To:  
Barry Rosenbloom  
750 Lake Cook Road, Suite 140  
Buffalo Grove, IL 60089

Name & Address of Taxpayer:  
QAHIRI LLC  
155 N. Aberdeen St., Unit 306  
Chicago, Illinois 60607

STATE OF ILLINOIS  
MAY.25.11  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 1200008571  
REAL ESTATE TRANSFER TAX  
0085000  
FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
MAY.25.11  
COUNTY TAX  
REVENUE STAMP

# 0000008588  
REAL ESTATE TRANSFER TAX  
0042500  
FP 103034

CITY OF CHICAGO  
MAY.25.11  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000009197  
REAL ESTATE TRANSFER TAX  
0892500  
FP 103033

U.I.T. 11A

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## EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNITS 306 AND P-11, P-12 and P-22 IN 155 N. ABERDEEN STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF LAND,

### PARCEL 1A:

LOTS 1, 2, 3 AND 4 (EXCEPT THE SOUTH 35 FEET OF LOTS 3 AND 4 DEEDED TO THE CITY OF CHICAGO BY DEED DATED FEBRUARY 20, 1923 RECORDED MARCH 21, 1924 AS DOCUMENT 8340042), INCLUDING THE PRIVATE ALLEY LYING NORTH AND ADJOINING AFORESAID LOTS 3 AND 4, IN PHELPS AND OTHERS SUBDIVISION OF LOT 14 IN BLOCK 31 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 1B:

LOTS 13 AND 15 (EXCEPT THE SOUTH 35 FEET OF SAID LOT 15 CONVEYED TO THE CITY OF CHICAGO BY DEED DATED FEBRUARY 20, 1924 RECORDED MARCH 21, 1924 AS DOCUMENT 8340043) IN BLOCK 31 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0919744049, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF ROOF DECK FOR UNIT 306 AND STORAGE SPACE FOR UNIT 306, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0919744049.

"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, EASEMENT, 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."