



Doc#: 1116641029 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/15/2011 10:02 AM Pg: 1 of 6

WARRANTY DEED

This Indenture, made this  
May 20, 2011,  
by and between,  
5647-53 N. Clark, LLC, an Illinois  
Limited Liability Company,  
party of the first part,  
and Mary G. Petricca  
and Maureen G. Petricca,  
party of the second part  
WITNESSETH, that the party  
of the first part, for and  
in consideration  
of the sum of Ten 00/100  
Dollars (10.00) and good  
and valuable consideration  
in hand paid by the party of the second part, the receipt  
whereof is hereby acknowledged, and pursuant to the power  
bestowed upon the party of the first part, by these  
presents does REMISE, RELEASE, ALIEN, CONVEY and WARRANT  
unto the party of the second party as JOINT TENANTS not as  
tenants in common and not as tenants by the entirety to  
their heirs and assigns, FOREVER, all the following  
described real estate, situated in the County of Cook and  
State of Illinois unknown and described as follows, to wit:

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 201 in the 5647-53 NORTH CLARK STREET CONDOMINIUM, AS DELINEATED  
ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 34, 35 AND THE NORTHERLY 16 FEET OF LOT 36 IN BLOCK 1 IN BRYN MAWR  
ADDITION TO EDGEWATER, A SUBDIVISION OF THAT PART OF THE SOUTH 47 PDS  
OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH,  
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF GREEN BAY  
ROAD NOW KNOWN AS NORTH CLARK STREET, IN COOK COUNTY, ILLINOIS  
(EXCEPTING THEREFROM THAT PORTION FOR COMMERCIAL SPACE (101 AND 102) AS  
DESCRIBED AND DELINEATED ON THE SURVEY)

WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF  
CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0814822053 AND AMENDED BY  
INSTRUMENTS RECORDED AS DOCUMENTS NUMBER 0823434090 AND 0910326021,  
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS,  
ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2;

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE P-19, STORAGE SPACE

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BOX 334 CTT

# UNOFFICIAL COPY


PROPERTY OF COOK COUNTY Clerk's Office

STATE OF ILLINOIS  
  
 JUN. 10. 11  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000008910  
 REAL ESTATE TRANSFER TAX  
 0038250  
 FP 103032

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
  
 JUN. 10. 11  
 REVENUE STAMP

# 0000008928  
 REAL ESTATE TRANSFER TAX  
 0019125  
 FP 103034

CITY OF CHICAGO  
  
 JUN. 10. 11  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000009340  
 REAL ESTATE TRANSFER TAX  
 0401625  
 FP 103033

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S-8, AND DECK D-8, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0814822053 AND AMENDED BY INSTRUMENTS RECORDED AS DOCUMENTS NUMBER 0823434090 AND 0910326021.

Together with all and singular the hereditament and appurtenances thereunto belonging, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes not yet due and for subsequent years not yet due.
- (b) Easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights;
- (c) The Declaration for 5647-53 North Clark Street Condominium including matters relating to 5647-53 North Clark Street Condominium ("the Declaration"): including all Exhibits thereto, as amended from time to time;
- (d) The Illinois Condominium Property Act;
- (e) The Plat of Survey attached as Exhibit "F" to the Declaration aforesaid;
- (f) Applicable Zoning and Building Laws and Ordinances;
- (g) Public utility easements, if any;
- (h) Grantee's Mortgage, if any;
- (i) Acts done or suffered by Grantee, or anyone claiming under the Grantee.

Permanent Real Estate Index Number(s): 14-05-326-074-1001

Address of Real Estate: 5647-53 North Clark Street,  
Unit 201, Chicago, Illinois 60660.

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 and Amendments, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights

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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.

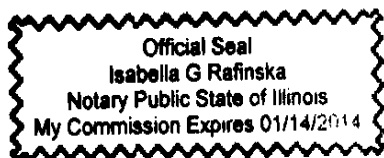
IN WITNESS WHEREOF, the affiant has caused his signature to be affixed hereto, this 20th day of May, 2011.

*Patrick Daly*  
 Patrick Daly, Manager  
 5647-53 N. Clark, LLC

State of Illinois )  
 ) SS  
 County of Cook )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patrick Daly personally known to me to be the Manager of 5647-53 N. Clark, LLC 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 severally acknowledged that he signed and delivered the said instrument as Manager of 5647-53 N. Clark, LLC and caused the company mark to be affixed thereto, pursuant to authority, given to the Manager of said company as his free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 20th day of May, 2011.



*Isabella G. Rafinska*  
 NOTARY PUBLIC

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Send Subsequent Tax Bills to: Send Deed To:

MARY PETRICCA  
Name

THOMAS HAWBECKER  
Name

5647 N. CLARK #201  
Address

35 S. GARFIELD  
Address

CHICAGO, IL 60660  
City, State and Zip

HENSDALE IL 60521  
City, State and Zip

Prepared by:  
John D. Colbert  
Attorney at Law  
4000 North Lincoln Avenue  
Suite 201  
Chicago, Illinois 60618  
773-435-0173

Property of Cook County Clerk's Office

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**STREET ADDRESS:** 5647-53 N. CLARK ST

**UNIT 201**

**CITY:** CHICAGO

**COUNTY:** COOK

**TAX NUMBER:** 14-05-326-074-1001

**LEGAL DESCRIPTION:**

**PARCEL 1:**

UNIT NUMBER 201 IN THE 5647-53 NORTH CLARK STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 34, 35 AND THE NORTHERLY 16 FEET OF LOT 36 IN BLOCK 1 IN BRYN MAWR ADDITION TO EDGEWATER, A SUBDIVISION OF THAT PART OF THE SOUTH 43 RODS OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF GREEN BAY ROAD NOW KNOWN AS NORTH CLARK STREET, IN COOK COUNTY, ILLINOIS (EXCEPTING THEREFROM THAT PORTION FOR COMMERCIAL SPACE (101 AND 102) AS DESCRIBED AND DELINEATED ON THE SURVEY)

WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0814822053, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE P-19 , STORAGE SPACE S-8 AND DECK D-8 , LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0814822053 AND AMENDED FROM TIME TO TIME.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATION AND RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED AS DOCUMENT NUMBER 0814822052.

*Property of Cook County Clerk's Office*