# UNOFFICIAL COPYMILITY

Doc#: 1134710060 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 12/13/2011 11:56 AM Pg: 1 of 4

WARRANTY DEED

THE GRANTORS, 4420 Clark Commercial, LLC (as to Parcel 1) and 4418-24 North Clark Street, LLC (as to Parcel 2), both Illinois limited liability companies of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO: Saratoga USA, Inc., an Illinois corporation with an address of 1025 Artique Lane, Northbrook, IL 60062 ("Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(above space for recorder only)

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Address of Real Estate: COMMERCIAL SPACE LOCATED AT 4422-4426 NORTH CLARK STREET, FIRST FLOOR, GU-19, and GU-26 Chicago, Illinois 60640

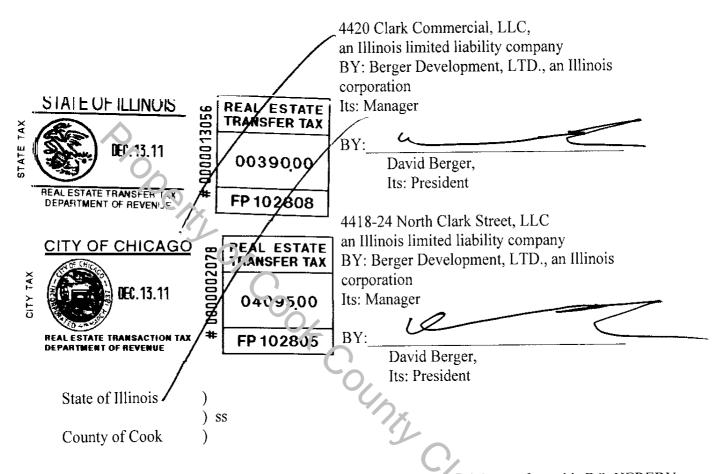
Permanent Real Estate Index Number(s): 14-17-120-059-0000; 14-17-120-040-1049; 14-17-120-040-1056

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and ur onfirmed; general real estate taxes not yet due and payable as of the date hereof; and the following enumerated items: 1) exception(s) related to that certain ordinance designating Special Service Area 31, including without limitation a document recorded as document 0833645028, as same is amended from time to time; 2) covenant recorded November 9, 2005 as document 0531319067 for maintenance of the common sewer lines; 3) easement in favor of Comcast Chicago, Inc. recorded as document 0610944088; 4) encroachments of the building in which the subject property is located over and onto the public way east and adjoining and on to the property south and adjoining as shown on the plat of survey attached to the Declaration of Condominium (as hereinafter defined); 5) reciprocal easement agreement between the residential and commercial properties recorded as document 0625845051; 6) the Declaration of Condominium for 4420 Clark Condominiums recorded as document 0625845052 and any amendments thereto ("Declaration of Condominium"); 7) the provisions of the Illinois Condominium Property Act; 8) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; 9) liens and other matters as to which the title insurer commits to insure Grantee against loss or damage.

Palx soul

## **UNOFFICIAL COPY**

In Witness Whereof, said Grantors have caused their names to be signed to these presents by its authorized agent on DECEMBER 5 , 2011.

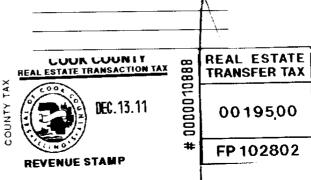


I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that David Berger, in the capacities noted above, and oersonally known to me to be the same person whose name is subscribed to the foregoing instrument, signed, sealed and delivered the said instrument as his free and voluntary act, in the capacity noted above, for the uses and purpose therein set forth.

Given under my hand and official seal, this 3th day of D etem be  $\ell$ , 2011. 'OFFICIAL SEAL' Susan L. Heath Notary Public, State of Illinois

Brown, Udell & Pomerantz, 1332 N. Halsted St. Suite 100, Chicago, IL, 60622.

Send subsequent tax bills to: Mail to: Saratoga USA, Inc. Won Sun Kim Won Sun Kim & Associates, P.C. 1000 Skokie Blvd. Suite 520 Wilmette, IL 60091



1134710060 Page: 3 of 4

### **UNOFFICIAL COPY**

### LEGAL DESCRIPTION

#### PARCEL 1:

THAT PART OF LOTS 7 AND 8 IN BLOCK 23 IN RAVENSWOOD, BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17 AND PART OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: LYING ABOVE A HORIZONTAL PLANE OF 24.07 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE OF 37.59 FEET (CHICAGO CITY DATUM) AND BEING BOUNDFU AND DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF LOT 7; THENCE SCOTH 89 DEGREES 58 MINUTES 56 SECONDS WEST, 0.51 FEET ALONG THE NORTH LINE OF LOT 7; THENCE SOUTH 00 DEGREES 01 MINUTES 04 SECONDS EAST, 1.06 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 43.54 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 28 SECONDS WEST, 1.16 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 11.02 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 3.50 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 22 SECONDS EAST, 8.41 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 WEST, 12.42 FEET, THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS EAST, 7.83 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 11.92 FEET; SOUTH 89 DEGREES 59 MINUTES 32 SECONDS EAST, 14.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 19.52 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 7.20 FLET: THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 27.53 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 5.93 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, 16.58 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS EAST 32.32 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 28 SECONDS EAST, 6.50 FEET; THENCE 89 DEGREES 59 MINUTES 32 SECONDS EAST, 11.26 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 1.92 FEET; SOUTH 89 DEGREES 59 MINUTES 32 SECONDS EAST, 6.07 FEET; THENCE NORTH 08 DEGREES 00 MINUTES 52 SECONDS WEST, 38.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

GU-19 AND GU-26 IN THE 4420 CLARK CONDOMINIUMS AS DELEVEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 7 AND 8 IN BLOCK 23 IN RAVENSWOOD, BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17 AND PART OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

ALL THAT PART THEREOF LYING ABOVE A HORIZONTAL PLANE OF 24.07 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE OF 37.59 FEET (CHICAGO CITY DATUM) AND BEING BOUNDED AND DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF LOT 7; THENCE SOUTH 89 DEGREES 58 MINUTES 56 SECONDS WEST, 0.51 FEET ALONG THE NORTH LINE OF LOT 7; THENCE SOUTH 00 DEGREES 01 MINUTES 04 SECONDS EAST, 1.06 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE NORTH 89 DEGREES 59

1134710060 Page: 4 of 4

### **UNOFFICIAL COPY**

MINUTES 32 SECONDS WEST, 43.54 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 28 SECONDS WEST, 1.16 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 11.02 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 3.50 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS EAST, 8.41 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 WEST, 12.42 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS EAST, 7.83 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 11.92 FEET; SOUTH 89 DEGREES 59 MINUTES 32 SECONDS EAST, 14.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 19.52 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 7.20 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 27.53 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 5.93 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 16.58 FEFT, THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS EAST, 32.32 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 28 SECONDS EAST, 6.50 FEET; THENCE 89 DEGREES 59 MINUTES 32 SECONDS EAST, 11.26 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 NECONDS WEST, 1.92 FEET; SOUTH 89 DEGREES 59 MINUTES 32 SECONDS EAST, 6.07 FEET; 14 ENCE NORTH 08 DEGREES 00 MINUTES 52 SECONDS WEST, 88.75 FEET TO THE POINT OF BECINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0625845052, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-7, A LIMTED COMMON ELEMENT AS DELINEATED ON THE SURVEY, ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0625845052, AS AMENDED FROM TIME TO TIME.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTFE, 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 GRANTOP. RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENT 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 DECLAR ATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN

COMMONLY KNOWN AS: COMMERCIAL SPACE LOCATED AT 4422-4426 NORTH CLARK STREET, FIRST FLOOR, GU-19, and GU-26 Chicago, Illinois 60640 Permanent Real Estate Index Number(s): 14-17-120-039-0000; 14-17-120-040-1049; 14-17-120-040-1056