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Prepared by:

10F3



1200522040

Doc#: 1200522040 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/05/2012 11:24 AM Pg: 1 of 3

When recorded return to:

Chi-Wal Investments, L.L.C.
20 Hurrican St.
Marina Del Rey, CA 90292

Mail tax bills to:

Chi-Wal Investments, LLC
20 Hurricane Street
Marina Del Rey, CA 90292

THIS INDENTURE, made this 13th day of **December, 2011**, between **Gellerosa Midwest LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, and, **Chi-Wal Investments, LLC**; ~~an Arizona limited liability company~~, party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part and to grantee's heirs and assigns, **FOREVER**, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

*L.L.C. ,

See Exhibit A attached hereto and incorporated herein.

Permanent Real Estate Index Number(s): 24-03-133-001-0000 and 24-03-133-019-0000



Address of Real Estate: 8701 S. Cicero Avenue; Hometown, IL 60456

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 equity, of, in, and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described with the appurtenances, unto the party of the second part, heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first above written.

Subject to taxes for 2011 and thereafter, ant to easements, covenants, conditions and restrictions of record

REAL ESTATE TRANSFER	12/30/2011
 COOK	\$3,100.00
 ILLINOIS:	\$6,200.00
TOTAL:	\$9,300.00

24-03-133-001-0000 | 20111201603659 | 7PB2SW

Gellerosa Midwest LLC
a Delaware limited liability company

By: 
Eric Geller, Managing Member

3	Y
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3	N
30	X
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STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

} ss:

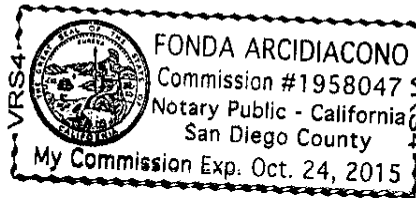
On December 14, 2011 before me, Fonda Arcidiacono, a Notary Public,
(here insert name and title of the officer)

personally appeared - Eric Geller -

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Fonda Arcidiacono

(This area for notary stamp)

Property of Cook County Clerk's Office

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STREET ADDRESS: 8701 S. CICERO

CITY: HOMETOWN

COUNTY: COOK

TAX NUMBER: 24-03-133-001-0000

24-03-133-019-0000

LEGAL DESCRIPTION:**PARCEL 1:**

THAT PART OF LOTS 1651 AND 1652 AND THE 20-FOOT VACATED ALLEY LYING BETWEEN SAID LOTS IN J.E. MERRION AND COMPANY'S HOMETOWN UNIT NO. 10, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JUNE 11, 1954 AS LR1528599 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1652; THENCE NORTH 89 DEGREES, 49 MINUTES, 44 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1652, A DISTANCE OF 69.67 FEET; THENCE SOUTH 76 DEGREES, 36 MINUTES, 25 SECONDS WEST, A DISTANCE OF 98.07 FEET TO A POINT 165.00 FEET WEST OF AND 23.00 FEET SOUTH OF SAID NORTHEAST CORNER OF LOT 1652, (AS MEASURED ON SAID NORTH LINE AND ON A LINE AT RIGHT ANGLE THERETO), SAID POINT ALSO BEING THE MOST NORTHERLY POINT OF LAND ACQUIRED BY CONDEMNATION IN CIRCUIT COUNTY OF COOK COUNTY PROCEEDINGS NO. 85L50169; THENCE SOUTH 06 DEGREES, 08 MINUTES, 19 SECONDS WEST ALONG THE EAST LINE OF SAID CONDEMNATION, A DISTANCE OF 77.47 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1652, SAID POINT BEING 14.16 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1652; THENCE SOUTH 07 DEGREES, 30 MINUTES, 21 SECONDS WEST, A DISTANCE OF 20.17 FEET TO A POINT ON THE NORTH LINE OF AFORESAID LOT 1651, SAID POINT BEING 13.86 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1651; THENCE SOUTH 06 DEGREES, 54 MINUTES, 01 SECOND WEST, A DISTANCE OF 15.78 FEET; THENCE SOUTH 09 DEGREES, 57 MINUTES, 07 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE CONVEX TO THE WEST AND HAVING A RADIUS OF 5674.70 FEET; THENCE SOUTHERLY, ALONG SAID CURVE, A CHORD BEARING SOUTH 05 DEGREES, 08 MINUTES, 33 SECONDS WEST, A DISTANCE OF 12.87 FEET, AN ARC DISTANCE OF 12.87 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 37 SECONDS EAST, A DISTANCE OF 125.13 FEET; THENCE SOUTH 44 DEGREES, 51 MINUTES, 08 SECONDS EAST, A DISTANCE OF 45.05 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 37 SECONDS EAST, A DISTANCE OF 42.84 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1651, SAID POINT BEING 178.16 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1651; THENCE NORTH 00 DEGREE, 00 MINUTE, 23 SECONDS EAST ALONG THE EAST LINES OF AFORESAID LOTS 1651 AND 1652 AND AFORESAID 20-FOOT ALLEY, A DISTANCE OF 298.16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS AND PARKING AS RESERVED IN RECIPROCAL EASEMENT AGREEMENT RECORDED NOVEMBER 25, 2003 AS DOCUMENT 0332906314 AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL AGREEMENT RECORDED DECEMBER 28, 2006 AS DOCUMENT 0636241087.