

# UNOFFICIAL COPY



Doc#: 1216610059 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/14/2012 04:38 PM Pg: 1 of 4

## WARRANTY DEED

The Grantor, **THE ALVERNA GROUP, LLC**, an Illinois Limited Liability Company, 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

and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the members of said company, CONVEYS and WARRANTS to **MICHAEL GERALDI AND ELIZABETH GERALDI, 1910 N. Sheffield, #1R, Chicago, Illinois 60614**, husband and wife not as Tenants in Common not as Joint Tenants but as **TENANTS BY THE ENTIRETY**, the following described real estate situated in the County of Cook and State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises as **husband and wife** not as Tenants in Common not as Joint Tenants but as **TENANTS BY THE ENTIRETY** forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these present by its Member/Manager and attested by its Member this 17<sup>th</sup> day of May 2012.

PINS: 14-28-114-011-0000  
14-28-114-071-0000  
14-28-114-078-0000

COMMONLY KNOWN AS: 2853 N. HALSTED, UNITS 302, P-9, P-12, CHICAGO, IL 60657

THE ALVERNA GROUP, LLC,  
an Illinois Limited Liability Company

By:

*[Signature]*  
AIDAN DESMOND, Member, Manager

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

S  
P  
S  
SC  
INT

4

APR 2007/12  
7/1/2000/12

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This Instrument Prepared By: **HAL A. LIPSHUTZ**  
 1120 W. Belmont Ave.  
 Chicago, IL 60657

Send subsequent tax bills to: **MICHAEL GERALDI**  
**ELIZABETH GERALDI**  
 2853 N. Halsted, Unit 302  
 Chicago, IL 60657

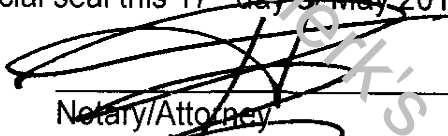


**MAIL TO:** **SUSAN DAWN**  
**70 W. Madison**  
**Suite 6410**  
**Chicago, IL 60602**

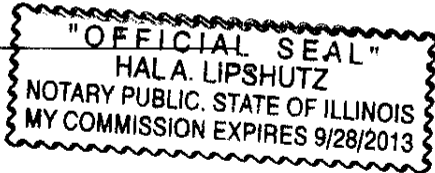
STATE OF ILLINOIS )  
 ) SS:  
 COUNTY OF COOK )


The undersigned, a Notary Public and Attorney in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **AIDAN DESMOND, Member, Manager of THE ALVERNA GROUP, LLC, an Illinois Limited Liability Company**, is 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and official seal this 17<sup>th</sup> day of May 2012.

  
 \_\_\_\_\_  
 Notary/Attorney

My commission expires:



REAL ESTATE TRANSFER	06/04/2012
 CHICAGO:	\$3,600.00
CTA:	\$1,440.00
<b>TOTAL:</b>	<b>\$5,040.00</b>

REAL ESTATE TRANSFER	06/14/2012
  COOK	\$240.00
ILLINOIS:	\$480.00
<b>TOTAL:</b>	<b>\$720.00</b>

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## LEGAL DESCRIPTION RIDER FOR DEED

UNITS 302 AND P-9 AND P-12 IN THE 2853 N. HALSTED CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1A:

LOTS 7 (EXCEPT THE NORTH 13.68 FEET), 8 AND 9 (EXCEPT THAT PART OF SAID LOTS TAKEN FOR ALLEY) IN THE SUBDIVISION OF LOT 15 (EXCEPT THAT PART TAKEN FOR HALSTED STREET) IN BICKERDIKE AND STEELE'S SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

THE NORTH 59.90 FEET OF THE WEST 150.00 FEET (EXCEPT THAT PART OF SAID LOTS TAKEN FOR ALLEY) IN BLOCK 16 IN BICKERDIKE AND STEELE'S SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART FALLING IN THE DESCRIPTION BELOW WHICH WAS SUBMITTED TO THE 2847 NORTH HALSTED STREET CONDOMINIUM BY DECLARATION RECORDED JUNE 15, 2007 AS DOCUMENT 0716615062 BEGINNING AT THE SOUTHWEST CORNER OF THE SAID NORTH 59.90 FEET OF THE WEST 150.00 FEET OF SAID BLOCK 16, BEING A POINT ON THE EAST LINE OF NORTH HALSTED STREET; THENCE NORTH ALONG THE EAST LINE OF HALSTED STREET, A DISTANCE 57.37 FEET; THENCE EAST AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 141.89 FEET TO THE WEST LINE OF A PUBLIC ALLEY; THENCE SOUTH ALONG SAID WEST LINE OF PUBLIC ALLEY, A DISTANCE OF 58.03 FEET TO THE SOUTHEAST CORNER OF THE PARCEL BEING DESCRIBED; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 141.86 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART OF PARCEL OF LAND, KNOWN AS COMMERCIAL PARCEL, LYING AT AND ABOVE A HORIZONTAL PLANE AT ELEVATION +20.19 FEET (CITY OF CHICAGO DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +31.35 FEET (CITY OF CHICAGO DATUM), MORE PARTICULARLY PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT IN THE FINISHED SURFACE OF INTERIOR WALLS OF 4 STORY BRICK BUILDING (COMMONLY KNOWN AS 2853-55 N. HALSTED ST.), SAID POINT BEING 8.60 FEET SOUTH AND 2.74 FEET EAST FROM THE NORTHWEST PROPERTY CORNER; THENCE EAST 6.09 FEET; THENCE NORTH 0.36 FEET; THENCE EAST 8.41 FEET; THENCE SOUTH 4.72 FEET; THENCE EAST 40.00 FEET; THENCE SOUTH 14.99 FEET; THENCE EAST 2.45 FEET; THENCE SOUTH 5.92 FEET; THENCE WEST 7.11 FEET; THENCE SOUTH 0.56 FEET; THENCE EAST 7.11 FEET; THENCE SOUTH 7.52 FEET; THENCE EAST 5.60 FEET; THENCE SOUTH 7.28 FEET; THENCE EAST 1.20 FEET; THENCE SOUTH 6.23 FEET; THENCE WEST 14.15 FEET; THENCE SOUTH 7.01 FEET; THENCE WEST 40.50 FEET; THENCE NORTH 7.15 FEET; THENCE WEST 9.05 FEET; THENCE NORTH 16.60 FEET; THENCE EAST 6.01 FEET; THENCE NORTH 13.59 FEET; THENCE WEST 6.06 FEET; THENCE NORTH 16.53 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

(ALL CALLS ARE DESCRIBED ALONG THE FINISHED INTERIOR WALLS).

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WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 5, 2012 AS DOCUMENT 1212945073, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS,

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-302, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT 1212945073.

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COMMONLY KNOWN AS: 2853 N. HALSTED, UNIT 302, P-9, P-12, CHICAGO, IL  
60657

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) public utility easements; (i) installments due after Closing for assessments levied pursuant to the Declaration; (j) private easements; (k) party wall rights and agreements; and (l) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY, AS THE PROPERTY WAS IMPROVED WITH A NEWLY CONSTRUCTED BUILDING.

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 GRANTOR 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 DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.