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Doc#: 1219510085 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/13/2012 12:43 PM Pg: 1 of 4

WARRANTY DEED - (Corporation to Corporation)

THE GRANTOR, **Elston Avenue Development, LLC**, a 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 the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to **ELSTON DEVELOPMENT JOINT VENTURE, LLC**, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at 321 N. Clark, Chicago, Illinois 60654, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

P.I.N: 14-30-310-021-0000 and 14-30-310-022-0000

Commonly known as: 2530-2536 N. Elston Avenue, Chicago, Illinois 60607

**Subject to:** General real estate taxes for 2011 and subsequent years; building line and use or occupancy restrictions, conditions, and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals, and drain tile, pipe, or other conduit.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this the 29<sup>th</sup> day of March, 2012.

ELSTON AVENUE DEVELOPMENT, LLC

By: Allen E. Syprzak  
Allen Syprzak, Manager

STATE OF ILLINOIS, COUNTY OF DU PAGE ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Allen Syprzak, personally

Box 400-CTCC

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known to me to be the Manager of Elston Avenue Development, LLC and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument and caused the corporate seal of said company to be affixed thereto, pursuant to authority given by the Operating Agreement, as their 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 29<sup>th</sup> day of March, 2012.

Commission Expires: 7/13/15



*[Signature]*  
NOTARY PUBLIC

**THIS TRANSACTION IS FOR LESS THAN \$100 CONSIDERATION AND EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.**

3/29/12  
Date

*[Signature]*  
Buyer, Seller or Representative

**This instrument prepared by:** Amy Jorgensen Kain, 111 E. Jefferson Avenue, Naperville, Illinois 60540

**Mail to:** Amy Jorgensen Kain, 111 E. Jefferson Avenue, Naperville, Illinois 60540

**Send Subsequent Tax Bills To:** Elston Development Joint Venture, LLC, 321 N. Clark Street, Chicago, Illinois 60654

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## Exhibit A

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1: THAT PART OF LOT 10 IN SUPERIOR COURT PARTITION OF SNOW ESTATE IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE WHICH IS 65 FEET NORTHWESTERLY FROM POINT OF INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE NORTHWESTERLY LINE OF NORTH LEAVITT (FORMERLY SNOW) STREET AND RUNNING THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, A DISTANCE OF 80.61 FEET TO A POINT 145.61 FEET NORTHWESTERLY FROM ABOVE MENTIONED POINT OF INTERSECTION OF SAID LINES OF NORTH ELSTON AVENUE AND NORTH LEAVITT STREET; THENCE SOUTHWESTERLY A DISTANCE OF 204.50 FEET ALONG A STRAIGHT LINE WHICH FORMS AN ANGLE (MEASURED IN WESTWARD QUADRANT) OF 89 DEGREES 46 MINUTES 20 SECONDS WITH SAID SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE AND WHICH IF EXTENDED WOULD PASS THROUGH A POINT WHICH IS 393.96 FEET SOUTHWESTERLY FROM SOUTHWESTERLY LINE OF SAID NORTH ELSTON AVENUE AND 152.30 FEET (MEASURED PERPENDICULARLY) NORTHWESTERLY FROM SAID NORTHWESTERLY LINE OF NORTH LEAVITT STREET; THENCE SOUTHEASTERLY PARALLEL WITH A LINE DISTANT 204.50 FEET SOUTHWESTERLY FROM SAID SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE A DISTANCE OF 81.18 FEET TO A POINT 67.90 FEET (MEASURED PERPENDICULARLY) NORTHWESTERLY FROM SAID NORTHWESTERLY LINE OF NORTH LEAVITT STREET AND THENCE NORTHEASTERLY A DISTANCE OF 204.50 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2: THAT PART OF LOT 10 IN SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT IN PARTITION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 20 ACRES THEREOF), BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE WITH THE NORTHWESTERLY LINE OF NORTH LEAVITT STREET (FORMERLY SNOW) AND RUNNING THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, A DISTANCE OF 65 FEET; THENCE SOUTHWESTWARDLY A DISTANCE OF 204.50 FEET TO A POINT 67.90 FEET (MEASURED PERPENDICULARLY) NORTHWESTERLY FROM SAID NORTHWESTERLY LINE OF NORTH LEAVITT STREET; THENCE NORTHWESTWARDLY PARALLEL WITH AND DISTANCE OF 207.50 FEET SOUTHWESTERLY FROM SAID SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE, A DISTANCE OF 81.18 FEET TO A POINT ON A STRAIGHT LINE DRAWN FROM A POINT ON SAID SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE WHICH IS 145.61 FEET NORTHWESTERLY FROM THE POINT OF BEGINNING OF THIS DESCRIPTION TO A POINT WHICH IS 393.96 FEET SOUTHWESTERLY FROM SAID SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE AND 152.30 FEET (MEASURED PERPENDICULARLY) NORTHWESTERLY FROM SAID NORTHWESTERLY LINE OF NORTH LEAVITT STREET; THENCE SOUTHWESTWARDLY ALONG THE LAST ABOVE DESCRIBED STRAIGHT LINE, A DISTANCE 120.47 FEET; THENCE SOUTHEASTWARDLY A DISTANCE OF 151.14 FEET TO A POINT ON SAID NORTHWESTERLY LINE OF NORTH LEAVITT STREET WHICH IS 325 FEET SOUTHWESTERLY FROM THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHEASTWARDLY ALONG SAID NORTHWESTERLY LINE OF NORTH LEAVITT STREET, A DISTANCE OF 325 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2530-2536 N. Elston Ave, Chicago, IL 60607

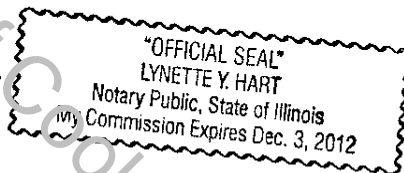
**UNOFFICIAL COPY****STATEMENT BY GRANTOR AND GRANTEE**

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated March 30, 2012 Signature: [Signature]  
 Grantor or Agent

Subscribed and sworn to before me by the  
 said Agent, Amy Kain  
 this 30 day of March  
2012

Lynette Y. Hart  
 Notary Public

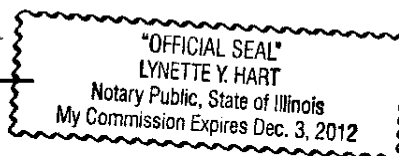


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated March 30, 2012 Signature: [Signature]  
 Grantee or Agent

Subscribed and sworn to before me by the  
 said Agent, Amy Kain  
 this 30 day of March  
2012

Lynette Y. Hart  
 Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]