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THIS INSTRUMENT WAS
PREPARED BY:



Doc#: 1227112071 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/27/2012 10:51 AM Pg: 1 of 4

Marc S. Lichtman
Attorney at Law
222 North LaSalle Street
Suite 200
Chicago, Illinois 60601

CT NJ 9984124 PER LP 142

WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, EASTGATE DEVELOPMENT, LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois having its principal place of business at 900 Skokie Boulevard; Suite 220; Northbrook, Illinois 60062 ("Grantor") does hereby Convey and Warrant to:

^H Stephen Belyn and ^A Pamela Belyn; 4634 South Greenwood; Apartment 4; Chicago, Illinois ("Grantee"), of the County of Cook, State of Illinois

1. ~~as Tenants in Common;~~
2. ~~not as Tenants in Common but as Joint Tenants;~~
3. not as Tenants in Common and not as Joint Tenants, but as Husband and Wife as Tenants by the Entirety;

the following described real property (the "Property") situated in the County of Cook, State of Illinois, together with all improvements thereon and all of Grantor's interest in any rights and privileges solely appurtenant thereto:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

Address of Real Estate: 343 East 25th Street, Chicago, Illinois 60616

Permanent Index No.: 17-27-129-092-0000

SUBJECT TO: The permitted exceptions set forth on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD SAID PREMISES, as Husband and Wife, not as Joint Tenants and not as Tenants in Common, but as Tenants by the Entirety, forever.

IN WITNESS WHEREOF, GRANTOR has caused this Warranty Deed to be executed this 13th day of September, 2012.

GRANTOR:

EASTGATE DEVELOPMENT, LLC, an Illinois Limited Liability Company,

By: X [Signature]

Print Name: Alex Zdanov,
Manager

Box 334

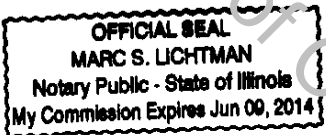
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STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, Marc S. Lichtman, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Alex Zdanov as Manager of EASTGATE DEVELOPMENT, LLC, an Illinois Limited Liability Company, personally known to me the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument on behalf of EASTGATE DEVELOPMENT, LLC, as his own free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 13th day of September, 2012



MARC S. LICHTMAN
NOTARY PUBLIC
My Commission expires on June 9, 2014

RETURN AFTER RECORDING TO:

Stephen Belyn and
Pamela Belyn
343 East 25th Street
Chicago, IL 60616

SEND ALL TAX BILLS:

Stephen Belyn and Pamela Belyn
343 East 25th Street
Chicago, IL 60616

REAL ESTATE TRANSFER 09/15/2012
CHICAGO: \$2,550.00
CTA: \$1,020.00
TOTAL: \$3,570.00
17-27-129-092-0000 | 20120901602344 | 9LPFB0

REAL ESTATE TRANSFER 09/15/2012
COOK \$170.00
ILLINOIS: \$340.00
TOTAL: \$510.00
17-27-129-092-0000 | 20120901602344 | 37ALJJ



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EXHIBIT A

PARCEL 1: [REDACTED] UNIT 58C

PART OF LOT 2 IN ANTONIO'S SUBDIVISION, BEING A RESUBDIVISION IN THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 2007 AS DOCUMENT NO. 0709906052, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE THEREOF, 50.32 FEET TO THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE NORTH 89 DEGREES 58 MINUTES 29 SECONDS WEST, 21.23 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 31 SECONDS EAST, 50.33 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS EAST, ALONG SAID LAST DESCRIBED NORTH LINE, 21.21 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT, 50.32 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE GRANTS OF ACCESS EASEMENT RECORDED AS DOCUMENT 0713115096 AND RECORDED AS DOCUMENT 0719715111 AND IN THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS AND PARTY WALL RIGHTS FOR THE EASTGATE VILLAGE HOMEOWNERS ASSOCIATION RECORDED AS DOCUMENT 0713115097 AND AS AMENDED FROM TIME TO TIME, AND THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS FOR THE TOWNHOMES AT EASTGATE VILLAGE TOWNHOUSE ASSOCIATION, RECORDED AS DOCUMENT 0719715113 AND AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, ACROSS AND UPON THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF ACCESS EASEMENT DATED APRIL 6, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT 0610118091 MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, L.L.C.

PARCEL 4:

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR UTILITY PURPOSES UNDER THROUGH AND ACROSS THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF UTILITY EASEMENT DATED APRIL 6, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT 0610118089 MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, L.L.C.

PARCEL 5:

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR UTILITY PURPOSES AND INGRESS AND EGRESS OVER, ACROSS AND UPON THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY THE CROSS EASEMENT AGREEMENT DATED NOVEMBER 30, 2010 AND RECORDED DECEMBER 14, 2010 AS DOCUMENT NUMBER 1034831094 BY AND BETWEEN EASTGATE VILLAGE ONE, L.L.C., EASTGATE VILLAGE TWO, L.L.C., EASTGATE VILLAGE FIVE, L.L.C., EASTGATE VILLAGE SIX, L.L.C., AND MERCY HOSPITAL AND MEDICAL CENTER.

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EXHIBIT B

SUBJECT TO:

(a) general real estate taxes, 2012 and taxes for subsequent years, including taxes which may accrue by reason of new additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions, party wall rights and building lines of record; (d) the Condominium Property Act; (e) All plats of record; (f) terms, provisions and conditions of the Condominium Documents or Townhouse Association Documents, including amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) Purchaser's mortgage, if any; (i) plats of dedication and plats of subdivision and covenants thereon; (j) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (k) liens and other matters of title over which the Title Company, as hereinafter defined is willing to insure without cost to Purchaser; (l) all title exceptions which do not affect the use and occupancy of the Unit as a single family dwelling and (m) The Common Interest Community Act of the State of Illinois.

Office of Cook County Clerk's Office