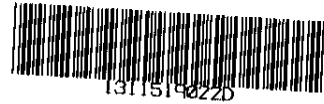


# UNOFFICIAL COPY



Prepared by:

Joseph S. Farrell  
4725 N. Western Avenue  
Suite 220  
Chicago, IL 60625

Doc#: 1311519022 Fee: \$44.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/25/2013 11:15 AM Pg: 1 of 4

and when recorded return to:

Todd Erdman  
127 S. Wheeling Road  
Wheeling, IL 60090

Mail tax bill to: GD Properties, LLC  
3511 N. Claremont  
Chicago, IL 60618

## WARRANTY DEED

THE GRANTOR, BELDAM, 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, of 4725 N. Western Avenue, Suite 220 Chicago, Illinois 60625, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GD PROPERTIES LLC, an Illinois limited liability company, 2001 W. Belmont Avenue, Chicago, Illinois 60618, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO

SUBJECT TO: SEE ATTACHED

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Numbers: 14-30-106-105-0000; 14-30-106-106-1014; 14-30-106-106-1015 and 14-30-106-106-1019

Address of Real Estate: 2001 W. Belmont Ave & 2007 W. Belmont Ave Units P-6, P-7, & P-11, Chicago, IL 60618

Dated this 18<sup>th</sup> day of April, 2013

Beldam, LLC, an Illinois limited liability company

By: William Platt

William Platt, Manager

1 of 4 Stewart 13000030465

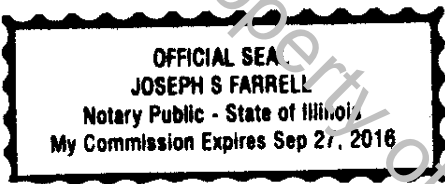
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that William Platt, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument pursuant to proper authority, as his free and voluntary acts and deeds of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18<sup>th</sup> day of April, 2013.

  
\_\_\_\_\_  
Notary Public




City of Chicago  
Dept. of Finance  
**642284**




Real Estate  
Transfer  
Stamp  
**\$14,700.00**

4/25/2013 10:56  
dr00193

Batch 6,255,632

STATE TAX	STATE OF ILLINOIS	# 0000014371	REAL ESTATE TRANSFER TAX
	 APR.25.13		01400.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103037

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000014227	REAL ESTATE TRANSFER TAX
	 APR.24.13		00700.00
	REVENUE STAMP		FP 103042

# UNOFFICIAL COPY

## EXHIBIT A TO WARRANTY DEED

### Legal Description

#### Commercial Parcel

##### PARCEL 1: COMMERCIAL

THAT PART LOTS 1, 2 AND 3 IN OWNER'S SUBDIVISION OF PART OF THE EAST 1/2 OF LOT 17 OF SNOW ESTATE SUBDIVISION IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING BETWEEN THE ELEVATION 15.19 AND 27.21 FEET, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE WEST ALONG THE NORTH LINE OF LOT 1, A DISTANCE OF 1.18 FEET, THENCE SOUTH AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.10 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE INSIDE LINE OF EXISTING WALLS ON THE FOLLOWING TWENTY-TWO (22) COURSES:

1. SOUTH 72.88 FEET;
2. WEST 32.66 FEET;
3. NORTH 19.60 FEET;
4. WEST 10.75 FEET;
5. SOUTH 19.61 FEET;
6. WEST 19.53 FEET;
7. NORTH 0.87 FEET;
8. WEST 4.02 FEET;
9. NORTH 7.83 FEET;
10. WEST 8.95 FEET;
11. NORTH 64.19 FEET;
12. EAST 24.32 FEET;
13. SOUTH 14.62 FEET;
14. EAST 4.13 FEET;
15. SOUTH 15.76 FEET;
16. EAST 21.96 FEET;
17. NORTH 11.32 FEET;
18. WEST 5.06 FEET;
19. NORTH 6.41 FEET;
20. WEST 1.43 FEET;
21. NORTH 12.56 FEET;
22. EAST 31.95 FEET TO THE POINT OF BEGINNING.

Note for information:

Commonly known as: 2001 W. Belmont Ave., Chicago, IL 60618

# UNOFFICIAL COPY

**PARCEL 2:**

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 DESCRIBED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JULY 27, 2008 AS DOCUMENT NUMBER 0620834044.

**PARCEL 3:**

UNIT NUMBERS P-6, P-7 AND P-11 IN THE BELDAM CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PART OF LOTS 1, 2 AND 3 IN OWNERS SUBDIVISION OF PART OF THE EAST 1/2 OF LOT 17 IN SNOW ESTATE SUBDIVISION IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1909 AS DOCUMENT 4371114, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 27, 2006 AS DOCUMENT NUMBER 0620834045, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Note for information:

Commonly known as: 2007 W Belmont Ave., Unit Numbers P-6, P-7 and P-11, Chicago, IL 60613

**SUBJECT TO:**

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Illinois Condominium Property Act;
- (3) the provisions, conditions, covenants, restrictions, options, assessments, and easements created by the Declaration of Condominium recorded on July 27, 2006 as document no. 0620834045 and any amendments thereto.
- (4) the covenants, conditions and restrictions contained in the Declaration of Covenants, Conditions, Restrictions and Easements recorded on July 27, 2006 as document no. 0620834044 and any amendments thereto;
- (5) unrecorded leases;
- (6) covenants, conditions, easements, encroachments and restrictions of record;
- (7) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and
- (8) utility easements, if any, whether recorded or unrecorded.