



1321242079

Doc#: 1321242079 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/31/2013 10:34 AM Pg: 1 of 3

130267300504

PREPARED BY:

John J. Kiely
John J. Kiely, P.C.
401 South LaSalle Street, Suite 606
Chicago, Illinois 60605

MAIL TAX BILL TO:

Scott A. Zoldan and Trai Que Zoldan
680 N. Lake Shore Drive, Unit 1022
Chicago, IL 60611

MAIL RECORDED DEED TO:

Laura L. Clukey
Attorney at Law
23861 Greenfield Dr.
Plainfield, IL 60585

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WARRANTY DEED - LIMITED LIABILITY COMPANY TO INDIVIDUAL
(Illinois)

THE GRANTOR(S), A&R Capital L.L.C., 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to Scott A. Zoldan and Trai Que Zoldan, husband and wife, of 480 N. McClurg, #1108, Chicago, Illinois 60611, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, party of the second part, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit No. 1022 in 680 Tower Residence Condominium as delineated on the survey of the following:

Lot 2, in Paul's Subdivision of the land, property and space in part of Lots 5 and 6 and the tract marked "alley" lying between said Lots 5 and 6 of County Clerk's Division of the unsubdivided accretions lying East of and adjacent to the subdivided parts of Blocks 43, 44 and 54 with other lands in Kinzie's Addition to Chicago, Illinois in the North 1/2 of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian; excepting from said Lot 2 that part thereof, being the property and space at the 2nd floor level of said building lying between a horizontal plane having an elevation of 35.52 feet above Chicago City Datum (and being at the upper surface of the floor at said 2nd floor) and a horizontal plane having an elevation of 50.501 feet above Chicago City Datum (and being at the upper surface of the floor at the 3rd floor in said building) and lying within the boundaries, projected vertically, of that part of said Lot 2 bounded and described as follows: beginning at a point on the East line of said Lot 2 which is 70.33 feet North from the North line of East Erie Street, and thirty three hundredths (.33) of a foot East from the range line, hereinafter described, and running thence along lines parallel with the East line of North McClurg Court, and along lines perpendicular to said East line, respectively, the following courses and distances: West 35.21 feet; North 40.63 feet; East 12.49 feet; North 12.05 feet; West 4.38 feet; North 16.16 feet; East 6.45 feet; North 17.91 feet; East 20.59 feet to a point 157.08 feet North from said North line of East Erie Street and thirty three hundredths (.33) of a foot East from said range line; thence South parallel with said range line 86.75 feet to the point of beginning also excepting from said Lot 2 that part thereof being the property and space at the 3rd floor level of said building lying between a horizontal plane having an elevation of 50.50 feet above Chicago City Datum (and being at the upper surface of the floor at said 3rd floor) and a horizontal plane having an elevation of 62.52 feet above Chicago City Datum (and being at the upper surface of the floor at the 4th floor of said building) and lying within the boundaries, projected vertically, of that part of said Lot 2 bounded and described as follows: beginning at a point on the East line of said Lot 2 which is 70.33 feet North from the North line of East Erie Street and thirty three hundredths (.33) of a foot East from the range line, hereinafter described, and running thence along lines parallel with the East line of North McClurg Court and along lines perpendicular to said East line, respectively, the following courses and distances:

West 25.17 feet; North 11.31 feet; West 10.04 feet; North 29.32 feet; East 12.49 feet; North 12.05 feet; West 4.38 feet; North 15.7 feet; East 6.45 feet; North 18.31 feet; East 20.59 feet to a point 157.08 feet North from said North line of East Erie Street and thirty three hundredths (.33) of a foot East from said range line; thence South parallel with said range line 86.75 feet to the point of beginning also comprised of Lots 9 and 23, and those portions of Lot 7 in Paul's Subdivision aforementioned, being the property and space at the 6th and 7th floor levels of said building lying between a horizontal plane having an elevation of 86.52 feet above Chicago City Datum (and being at the upper surface of the floor at said 6th floor of said building) and a horizontal plane having an elevation of 110.53 feet above Chicago City Datum (and being at the upper surface of the floor at the 8th floor of said building) and lying within

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the boundaries, projected vertically, of that part of said Lot 7 bounded and described as follows: beginning at a corner of said Lot 7 which is 70.33 feet North from the North line of East Erie Street and thirty three hundredths (.33) of a foot East from the range line, hereinafter described and running thence along parallel with the East line of North McClurg Court, and along lines perpendicular to said East line, respectively, the following courses and distances: West 35.21 feet; North 40.63 feet; East 12.49 feet; North 12.05 feet; West 4.38 feet; North 16.16 feet; East 6.45 feet; North 17.91 feet; East 20.59 feet to a point 157.08 feet North from said North line of East Erie Street and thirty three hundredths (.33) of a foot East from said range line; thence South parallel with said range line 86.75 feet to the point of beginning said range line herein mentioned being a line which is perpendicular to the North line of East Erie Street and which intersects said North line at a point 83.95 feet East from the Northeast corner of East Erie Street and North McClurg Court, in Cook County, Illinois; which survey is attached to Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 26912811 and as amended by Document 89520936; together with their undivided percentage interest in the common elements.

Parcel 2: Easement for ingress and egress for the benefit of Parcel 1 as set forth in Declaration of Easements recorded as Document 26320245, as amended, in Cook County, Illinois.

Parcel 3: Unit 6.86 in 680 Private Garage Condominium, as delineated on a survey of the following described real estate:

Parts of Lot 6, 7, and 12 in Paul's Subdivision of the land, property and space in part of Lots 5 and 6 and the tract marked "alley" lying between said Lots 5 and 6 of County Clerks' Division of the unsubdivided accretions lying East of and adjoining the subdivided parts of Blocks 43, 44 and 54 with other lands in Kinzie's Addition to Chicago in the North 1/2 of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 26827972 and Amended and Restated as Document 88389820, together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 4: Easement for ingress and egress for the benefit of Parcel 3 as set forth in Declaration of Easements recorded as Document 26320245 and rerecorded as Document 26407239 and amended by Document 26407240 and as created by Deed from LaSalle National Bank as Trustee Under Trust Agreement dated December 21, 1987 and known as Trust Number 112912 to Robert S. Goldfine dated January 12, 1990 recorded March 26, 1990 as Document 90131582.

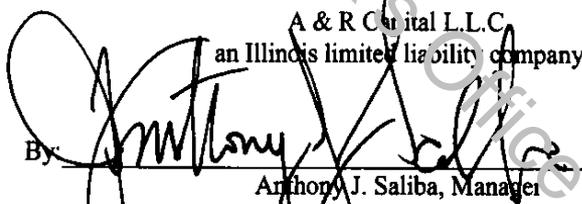
THIS IS NOT HOMESTEAD PROPERTY.

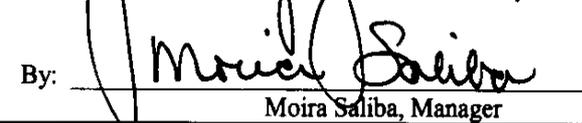
Permanent Tax Number: 17-10-202-083-1051 and 17-10-202-085-1086

Commonly known as: 680 N. Lake Shore Drive, Unit 1022 and parking space 6.86, Chicago, IL 60611

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 15 day of July, 2013.

A & R Capital L.L.C.
an Illinois limited liability company

By: 
Anthony J. Saliba, Manager

By: 
Moira Saliba, Manager

STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Anthony J. Saliba and Moira Saliba, personally known to me to be the Managers of A&R Capital L.L.C., an Illinois Limited Liability Company, and personally known to me to be the same person(s) whose name are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he/she/they signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein

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set forth.

Given under my hand and notarial seal, this 12 day of July, 2013

Patricia M. Suerth
Notary Public

My commission expires: 8.13.2016

Exempt under the provisions of paragraph _____.



Property of Cook County Clerk's Office

REAL ESTATE TRANSFER		07/15/2013
	CHICAGO:	\$4,500.00
	CTA:	\$1,800.00
	TOTAL:	\$6,300.00
17-10-202-083-105 20130701603541 2ZCJ1U		

REAL ESTATE TRANSFER		07/15/2013
	COOK	\$300.00
	ILLINOIS:	\$600.00
	TOTAL:	\$900.00
17-10-202-083-1051 20130701603541 EJ2EMG		

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Att. Search Department