

WARRANTY DEED
LLC to LLC



Doc#: 1325319119 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/10/2013 03:26 PM Pg: 1 of 4

THE GRANTORS

Project Resource Solutions,
LLC, an Illinois limited liability
company,

(The Above Space for Recorder's Use Only)

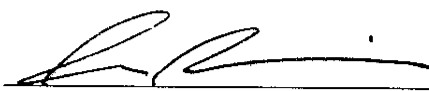
Of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and all other good and valuable consideration in hand paid, CONVEY AND WARRANT to THE GRANTEE


First Impression Realty, LLC, an Illinois limited liability company
1658 N. Milwaukee Ave., Suite 372, Chicago, IL 60647

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See Attached Exhibit "A" for legal description). TO HAVE AND TO HOLD said premises forever. SUBJECT TO: General Real Estate Taxes for 2012 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Commonly known as 27 N. Green Street, Chicago, IL 60607, 17-08-450-025-0000 (Parcel 1); Also, commonly known as 23 N. Green St., Units P-27, P-32, P-33, P-34, Chicago, IL 60607; 17-08-450-028-1046 (Unit P-27 of Parcel 2); 17-08-450-028-1051 (Unit P-32 of Parcel 2); 17-08-450-028-1052 (Unit P-33 of Parcel 2); and 17-08-450-028-1053 (Unit P-34 of Parcel 2).

DATED this 8th day of July, 2013.

 (SEAL)
Iven Rosheim, Manager and Member

 (SEAL)
Susan Rosheim, Member

 (SEAL)
Michael Rooney, Member



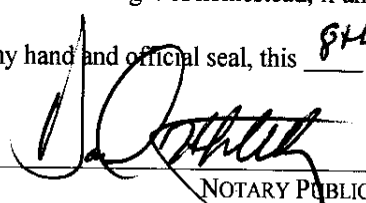
IMPRESS SEAL HERE

I, the undersigned, a Notary Public in Cook County, the State of Illinois, DO HEREBY CERTIFY that Iven Rosheim, Susan Rosheim and Michael Rooney, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 8th day of July, 2013.

Commission expires

2/14 2015


NOTARY PUBLIC

NA-01731K

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REAL ESTATE TRANSFER

09/04/2013

**Exhibit "A"
Legal Description**

CHICAGO:	\$6,937.50
CTA:	\$2,775.00
TOTAL:	\$9,712.50

17-08-450-025-0000 | 20130701601424 | 5CSW7E

COMMONLY KNOWN AS: 27 N. GREEN STREET, CHICAGO, IL 60607
17-08-450-025-0000 (PARCEL 1)

COMMONLY KNOWN AS: 23 N. GREEN ST, UNITS P-27, P-32-P-33, P-34, CHICAGO, IL 60607
17-08-450-028-1046 (UNIT P-27 OF PARCEL 2)
17-08-450-028-1051 (UNIT P-32 OF PARCEL 2)
17-08-450-028-1052 (UNIT P-33 OF PARCEL 2)
17-08-450-028-1053 (UNIT P-34 OF PARCEL 2)

REAL ESTATE TRANSFER

09/04/2013



COOK	\$462.50
ILLINOIS:	\$925.00
TOTAL:	\$1,387.50

17-08-450-025-0000 | 20130701601424 | WA3URT

Legal Description.**PARCEL 1:**

THOSE PARTS OF THE FOLLOWING DESCRIBED TRACT OF LAND; THE SOUTH HALF OF LOT 6 AND ALL OF LOTS 9 AND 10 (EXCEPT THE EAST 5 FEET FALLING IN THE PUBLIC ALLEY) IN BLOCK 54 OF CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 06 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, 0.48 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES, ALONG THE INTERIOR WALLS OF THE NORTH COMMERCIAL PROPERTY, NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 16.39 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 29 SECONDS EAST, 2.55 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 14.40 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 88 DEGREES 47 MINUTES 21 SECONDS EAST, 2.61 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 14.48 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 02 SECONDS EAST, 2.60 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 13.43 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 26 SECONDS EAST, 3.56 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 14.34 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 88 DEGREES 45 MINUTES 07 SECONDS EAST, 2.67 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 14.40 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 26 SECONDS EAST, 2.58 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 14.32 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 53 SECONDS WEST, 2.74 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 07 SECONDS EAST, 1.47 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 53 SECONDS WEST, 32.43 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 07 SECONDS WEST, 10.16 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, 5.02 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST 5.76 FEET; THENCE SOUTH 00 DEGREES 02

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MINUTES 37 SECONDS WEST, 5.00 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 58 SECONDS WEST, 14.59 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, 6.66 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 6.78 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, 2.73 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 9.22 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, 1.04 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 16 SECONDS WEST, 28.59 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST, 5.44 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 28.70 FEET TO POINT "A" (FOR THE PURPOSE OF THIS LEGAL DESCRIPTION); THENCE CONTINUING NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 16.03 FEET, MORE OR LESS, TO POINT "B" (FOR THE PURPOSE OF THIS LEGAL DESCRIPTION), ON THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 06 MINUTES 43 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, 29.99 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL LYING ABOVE AN ELEVATION OF 17.61 FEET (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 29.91; ALSO THAT PART OF THE AFORESAID TRACT, BEGINNING AT AFORESAID POINT "A"; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 16.03 FEET TO POINT "B" ON THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 06 MINUTES 43 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT, 9.60 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 25 SECONDS EAST, 15.96 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 23 SECONDS EAST, 9.70 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 14.59 FEET (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 17.61 FEET; ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

UNITS P-27, P-32, P-33 & P-34 IN 23 ON GREEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE FOLLOWING DESCRIBED PROPERTY ALL LYING BELOW AN ELEVATION OF 54.00 FEET (CITY OF CHICAGO DATUM) THE SOUTH HALF OF LOT 6 AND ALL OF LOTS 9 AND 10 (EXCEPT THE EAST 5 FEET FALLING IN THE PUBLIC ALLEY) IN BLOCK 54 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0432834100 TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS. EXCEPT THOSE PORTIONS OF THE PROPERTY THAT ARE COMMERCIAL AS DEFINED IN THE PLAT OF SURVEY ATTACHED TO CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 0432834100.

PARCEL 3:

PERPETUAL NON-EXCLUSIVE EASEMENTS (EXCEPT AS OTHERWISE NOTED) IN FAVOR OF THE COMMERCIAL PROPERTY (PARCEL 1), GRANTED, RESERVED, DECLARED AND CREATED BY 23 GREEN, LLC, IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR 21-25 NORTH GREEN, CHICAGO, IL., RECORDED NOVEMBER 23, 2004 AS DOCUMENT 0432834101 IN AND TO ALL STRUCTURAL MEMBERS, FOOTINGS, CAISSONS, FOUNDATIONS, COLUMNS, BEAMS AND ANY OTHER SUPPORTING COMPONENTS; ACCESS TO, USE FOR THEIR INTENDED PURPOSES AND MAINTENANCE OF ALL FACILITIES LOCATED IN THE CONDOMINIUM PROPERTY AND CONNECTED TO FACILITIES IN THE COMMERCIAL PROPERTY; EASEMENT IN AND TO ALL COMMON WALLS, FLOORS AND CEILINGS SERVING THE COMMERCIAL PROPERTY; INGRESS AND EGRESS BY PERSONS, MATERIALS AND EQUIPMENT OVER,

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ON ACROSS AND THROUGH THE COMMON CORRIDOR AND LOBBY OF THE CONDOMINIUM PROPERTY AND THE BASEMENT FLOOR AREAS, PROVIDING INDOOR ACCESS TO THE COMMERCIAL PROPERTY; ACCESS AND USES OF THE ELEVATORS SERVING THE BUILDING; ACCESS TO AND FROM LOAD DOCKS, SERVICE AREAS, STAIRWELLS, MATERIAL AND EQUIPMENT OVER, ON, ACROSS AND THROUGH THE CONDOMINIUM PROPERTY TO THE EXTENT REASONABLY NECESSARY TO PERMIT THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, RESTROATION OR RECONSTRUCTION OF THE COMMERCIAL PROPERTY, AND USE AND MAINTENANCE OF THE FACILITIES AS DEFINED THEREIN.

PARCEL 4:

PERPETUAL NON-EXCLUSIVE EASEMENTS (EXCEPT AS OTHERWISE NOTED) IN FAVOR OF THE CONDOMINIUM PROPERTY (PARCEL 2), GRANTED, RESERVED, DECLARED AND CREATED BY 23 GREEN, LLC, IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR 21-25 NORTH GREEN, CHICAGO, IL., RECORDED NOVEMBER 23, 2004 AS DOCUMENT 0432834101 IN AND TO ALL STRUCTURAL MEMBERS, FOOTINGS, CAISSONS, FOUNDATIONS, COLUMNS, BEAMS AND ANY OTHER SUPPORTING COMPONENTS; ACCESS TO, USE FOR THEIR INTENDED PURPOSES AND MAINTENANCE OF ALL FACILITIES LOCATED IN THE COMMERCIAL PROPERTY AND CONNECTED TO FACILITIES IN THE CONDOMINIUM PROPERTY; EASEMENT IN AND TO ALL COMMON WALLS, FLOORS AND CEILINGS SERVING THE COMMERCIAL PROPERTY; INGRESS AND EGRESS BY PERSONS, MATERIALS AND EQUIPMENT OVER, ON ACROSS AND THROUGH THE COMMON CORRIDOR AND LOBBY OF THE COMMERCIAL PROPERTY AND THE BASEMENT FLOOR AREAS, PROVIDING INDOOR ACCESS TO THE CONDOMINIUM PROPERTY, ACCESS AND USES OF THE ELEVATORS SERVING THE BUILDING; ACCESS TO AND FROM LOAD DOCKS, SERVICE AREAS, STAIRWELLS, MATERIAL AND EQUIPMENT OVER, ON, ACROSS AND THROUGH THE COMMERCIAL PROPERTY TO THE EXTENT REASONABLY NECESSARY TO PERMIT THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, RESTORATION OR RECONSTRUCTION OF THE CONDOMINIUM PROPERTY, AND OTHER USES AND MAINTENANCE OF THE FACILITIES AS DEFINED THEREIN.

Mail To:First Impression Realty, LLC27 N. Green St.Chicago, IL 60607**Send Subsequent Tax Bills To:**First Impression Realty, LLC27 N. Green St.Chicago, IL 60607