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SPECIAL WARRANTY DEED

Mail To:

Chad M. Poznansky
Latimer LeVay Fyock LLC
55 W Monroe St
Suite 1100
Chicago, IL 60603

Doc#: 1404526004 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/14/2014 09:31 AM Pg: 1 of 4

(1003)
Robin Lind STS147332

THIS INDENTURE, made
this 27th day of January, 2014
between CLARK STREET
EQUITIES 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, as Grantor, and
JAMIE FILIPOVIC, married ~~not as tenants in common, not in in~~
~~joint tenancy, but by tenancy by the entirety,~~ of The City of Chicago, County of Cook, State of
Illinois, as Grantees.

WITNESSETH that Grantor for and in consideration of the sum of Ten And 00/100 (\$10.00)
Dollars and other good and valuable consideration paid by the Grantees, the receipt whereof is
hereby acknowledged, and pursuant to authority of the Operating Agreement and of the
Managers of the Grantor, by these presents does DEMISE, RELEASE, ALIEN AND CONVEY
unto the Grantees ~~FILIP FILIPOVIC & JAMIE L. FILIPOVIC, Grantees, not as tenants in~~
~~common, not in in joint tenancy, but by tenancy by the entirety,~~ and to their heirs and assigns,
FOREVER, all the following described real estate, situated in the County of Cook and State of
Illinois known and described as follows, to wit: and as more fully described in Exhibit A
attached hereto:

Tax PIN 14-08-315-044-0000
14-08-315-046-0000
14-08-315-054-0000

(Affects Property in question and other property)

Common Address 4832 N Clark St, Chicago, IL 60640

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in
otherwise appertaining, and the reversion(s), remainder(s), thereof, and all of the estate, right,
title, interest claim or demand whatsoever, of the property of the Grantor, either in law or equity,
of, in and to the attached described premises, with the hereditaments and appurtenances: to
HAVE AND TO HOLD the said premises as above described, with appurtenances, unto the
Grantees, their heirs and assigns forever.

The Grantor also grants to the Grantees, their successor and assigns, as rights and easement
appurtenant to the above described real estate, the rights and easements for the benefit of said
property set forth in the Declaration of Covenants, Conditions, Restrictions, Easements and By-
Laws for Backyard Row Homes Homeowners Association recorded December 11, 2013 in the

Cook County Clerk's Office

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office of the Recorder of Deeds of Cook County, Illinois as documents Number 1334522053, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described herein.


This deed is subject to all rights, easements, covenants, conditions, restrictions and representations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.



The Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to: General real estate taxes for the current year not then due and for subsequent years, easements, covenants, restrictions, agreements conditions and building lines of record; Backyard Row Homes DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BACKYARD HOMEOWNERS ASSOCIATION, terms, provisions and conditions of the Homeowners Association Documents, including all amendments and exhibits thereto: applicable zoning and building laws and ordinances, easements, if any; unrecorded public utility easements, if any; plats of dedication and covenants thereon; drainage ditches, tiles and laterals, if any.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Managers, ROBERT C. RANQUIST III, DAVID HOROWITZ, and GEORGE PAPPAGEORGE.

Send future tax bills to
Jamie Filipovic
 Filip Filipovic
 4432 N Clark St
 Unit 105
 Chicago, IL 60640

Signature page to follow


REAL ESTATE TRANSFER		01/29/2014
	CHICAGO:	\$4,211.25
	CTA:	\$1,684.50
	TOTAL:	\$5,895.75
14-08-315-054-0000 20140101604771 R32Y9C		

REAL ESTATE TRANSFER		01/29/2014
	COOK	\$280.75
	ILLINOIS:	\$561.50
	TOTAL:	\$842.25
14-08-315-054-0000 20140101604771 2KCAPZ		

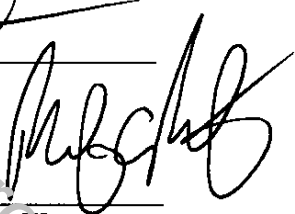
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DATED this 20th day of June of 2014


CLARK STREET EQUITIES, LLC.



David Horowitz
A Manager



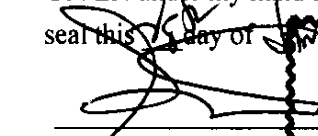
Robert C. Ranquist III
A Manager



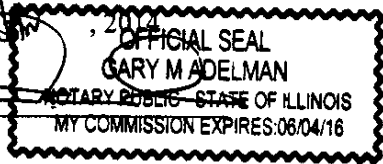
George Pappageorge
A Manager

Gary M. Adelman a Notary Public state that David Horowitz, Robert C. Ranquist III & George Pappageorge, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person. Acknowledged that they signed and delivered the said instrument, as their free and volur tary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 20 day of June, 2014



Notary Public
My commission expires



This instrument was prepared by:
Gary M. Adelman
615 Appletree Lane
Deerfield, IL 60073

Property of Cook County Clerk's Office

UNOFFICIAL COPY**STREET ADDRESS:** 4832 N. CLARK STREET**CITY:** CHICAGO**COUNTY:** COOK**TAX NUMBER:** 14-08-315-054-0000**LEGAL DESCRIPTION:** 14-08-315-044; 14-08-315-046**PARCEL 1:**

THAT PART OF LOTS 2 THROUGH 8, INCLUSIVE, AND THE WEST 107 FEET OF LOT 1 IN BLOCK 1 IN KEENEY'S ADDITION TO RAVENSWOOD, AND THAT PART OF THE WEST 107 FEET OF LOT 10 IN BLOCK 1 IN INGLEDEW'S ADDITION TO RAVENSWOOD, ALL IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF LOT 10 AFORESAID; THENCE SOUTH 00° 02' 01" WEST ALONG THE WEST LINE OF SAID LOTS, 332.58 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 57' 59" EAST, PERPENDICULAR TO THE WEST LINE OF SAID LOTS, 66.00 FEET; THENCE SOUTH 00 DEGREES 02' 01" WEST, PARALLEL WITH THE WEST LINE OF SAID LOTS, 20.00 FEET; THENCE NORTH 89 DEGREES 57' 59" WEST, PERPENDICULAR TO THE WEST LINE OF SAID LOTS, 66.00 FEET TO THE WEST LINE OF SAID LOTS; THENCE NORTH 00 DEGREES 02' 01" EAST ALONG THE WEST LINE OF SAID LOTS, 20.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS AND MAINTENANCE AGREEMENT MADE BY RAINBO HOMES II, L.L.C., DATED AUGUST 31, 2007 AND RECORDED SEPTEMBER 11, 2007 AS DOCUMENT 0725416064 (REFERRED TO AS THE RAINBO VILLAGE EASEMENT AGREEMENT IN DECLARATION OF CONDOMINIUM FOR KINETIC LOFTS AT RAINBO VILLAGE CONDOMINIUM RECORDED SEPTEMBER 11, 2007 AS DOCUMENT 0725415119) AS AMENDED BY EASEMENT AGREEMENT RECORDED JANUARY 15, 2013 AS DOCUMENT 1301544114 AND RE-RECORDED AS DOCUMENT 1334522051, MADE BY THE KINETIC LOFTS AT RAINBO VILLAGE CONDOMINIUM ASSOCIATION FOR THE PURPOSE OF PEDESTRIAN INGRESS AND EGRESS AS A PRIVATE OPEN SPACE, YARD AND FOR RECREATIONAL PURPOSES OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF LOTS 2 THROUGH 8, INCLUSIVE, AND THE WEST 107 FEET OF LOT 1 IN BLOCK 1 IN KEENEY'S ADDITION TO RAVENSWOOD, AND THAT PART OF THE WEST 107 FEET OF LOT 10 IN BLOCK 1 IN INGLEDEW'S ADDITION TO RAVENSWOOD, ALL IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 10 AFORESAID; THENCE SOUTH 00° 02' 01" WEST ALONG THE WEST LINE OF SAID LOTS, 332.58 FEET; THENCE SOUTH 89° 57' 59" EAST, PERPENDICULAR TO THE WEST LINE OF SAID LOTS, 66.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 02' 01" WEST, PARALLEL WITH THE WEST LINE OF SAID LOTS, 20.00 FEET; THENCE SOUTH 89° 57' 59" EAST, PERPENDICULAR TO THE WEST LINE OF SAID LOTS, 12.17 FEET; THENCE NORTH 00° 02' 01" EAST PARALLEL TO THE WEST LINE OF SAID LOTS, 20.00 FEET; THENCE NORTH 89° 57' 59" WEST, PERPENDICULAR TO THE WEST LINE OF SAID LOTS, 12.17 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.