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WARRANTY DEED ILLINOIS STATUTORY



Doc#: 1415542049 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/04/2014 11:24 AM Pg: 1 of 4

Property of COOK COUNTY RECORDERS OFFICE

THE GRANTOR, 5434 N. CLARK, LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to CATHY PASSEN, a single woman, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: (i) General real estate taxes not yet due and payable at the time of closing; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (iii) applicable zoning and building laws and building line restrictions and ordinances; (iv) easements, restrictions, conditions, building set-back lines and reservations of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the 5434 North Clark Condominium Association, as amended from time to time; (v) easements, encroachments and other matters affecting title to the Property, the property or the Property; (vi) acts done or suffered by Buyer or anyone claiming by, through or under Buyer; (vii) streets and highways, if any; (viii) utility easements, whether recorded or unrecorded; and (ix) liens and such other matters as to which the Title Insurer commits to insure Buyer against loss or damage, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration dated April 22, 2014 and recorded April 23, 2014 as document number 1411313029 and Declaration of Condominium recorded May 20, 2014 as Document Number 1414039033, aforesaid, and grantor reserves to itself, its successors and assigns, the right and easements set forth in said declaration for the benefit of the remaining property described therein.

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

There were no tenants as this is new construction.

Permanent Real Estate Index Number: 14-08-107-026-0000
Address of Real Estate: 5434 North Clark Street, Unit PH-N, Chicago, Illinois 60640

Box 400-CTCC

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UNOFFICIAL COPY**STREET ADDRESS:** 5434 N CLARK ST

PH-N

CITY: CHICAGO**COUNTY:** COOK**TAX NUMBER:** 14-08-107-026-0000**LEGAL DESCRIPTION:**

AFFECTS PIQ & OTHER PROPERTY

PARCEL 1:

UNIT PH-N IN THE 5434 NORTH CLARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 7 AND 8 IN BELLE VIEW, A SUBDIVISION OF THE NORTH 340.00 FEET OF THE SOUTH 561.00 FEET WEST OF CLARK STREET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS., EXCEPTING THEREFROM COMMERCIAL PROPERTY DESCRIBED AS FOLLOWS:

COMMERCIAL SPACE C-1: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +21.37 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +35.48 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 0.23 FEET SOUTH AND 0.04 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 02 DEGREES 14 MINUTES 24 SECONDS EAST, A DISTANCE OF 19.27 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 14.43 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.50 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 8.94 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 0.27 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 14.86 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 4.69 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 17.24 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 4.75 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 35.64 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 53 SECONDS WEST, A DISTANCE OF 0.45 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 40 SECONDS WEST, A DISTANCE OF 7.03 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 57 SECONDS EAST, A DISTANCE OF 16.83 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 45 SECONDS EAST, A DISTANCE OF 58.65 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 2.77 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 05 SECONDS WEST, A DISTANCE OF 38.58 FEET TO THE POINT OF BEGINNING; AND

COMMERCIAL SPACE C-2: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +21.37 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +35.48 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT ON LINE AND 0.03 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 89 DEGREES 46 MINUTES 55 SECONDS WEST, A DISTANCE OF 40.88 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 34 SECONDS WEST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 02 SECONDS WEST, A DISTANCE OF 58.66 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 29 SECONDS EAST, A DISTANCE OF 8.70 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 8.96 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 29 SECONDS EAST, A DISTANCE OF 16.81 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 38 SECONDS EAST, A DISTANCE OF 7.03 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 0.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 77.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.22 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 14.52 FEET; THENCE SOUTH 02 DEGREES 14 MINUTES 24 SECONDS EAST, A DISTANCE OF 20.60 FEET TO THE POINT OF BEGINNING;

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 20, 2014 AS DOCUMENT 1414039033, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-6, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED MAY 20, 2014 AS DOCUMENT NUMBER

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1414039033.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF THE BALCONIES APPURTENANT TO UNIT PH-N, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED MAY 20, 2014 AS DOCUMENT NUMBER 1414039033.

PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE OF THE ROOF SPACE R1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED MAY 20, 2014 AS DOCUMENT NUMBER 1414039033.

Property of Cook County Clerk's Office