

# UNOFFICIAL COPY



Chicago Title Insurance Company  
**Warranty DEED**  
**ILLINOIS STATUTORY**



Doc#: 1419822027 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/17/2014 11:06 AM Pg: 1 of 4

THE GRANTOR, Kinzie/LaSalle Street Properties, LLC, a Delaware limited liability company, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to James H. Bytnar, Linda C. Bytnar, and Jacqueline M. Bytnar, <sup>as joint tenants</sup> ~~as tenants in common~~, of 3 Fangrove Drive, in the City of Pittsburgh, County of Allegheny, State of Pennsylvania, as grantee, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: 15238

Legal Description attached as Exhibit "A"

**SUBJECT TO:** Covenants, conditions and restrictions of record, public and utility easements; acts done by or suffered through grantee; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and by-laws; General taxes for the year 2013 and subsequent years not yet due and payable at the time of closing.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 17-09-259-022-1324  
Address of Real Estate: 400 N. LaSalle, Unit 3507, Chicago, IL 60654

Dated this 1st day of July, 2014.

**Kinzie/LaSalle Street Properties, LLC, a Delaware limited liability company**

By: **Speedwagon Property Management, LLC, a Delaware limited liability company**

Its: Manager

By:

Jason Schiffman

Its:

Manager

Box 334  
CTI

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ml

Copy on my new law

WSA 707063

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STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Jason Schiffman, as Manager of SPEEDWAGON PROPERTY MANAGEMENT, LLC, a Delaware limited liability company and the Manager of KINZIE/LASALLE STREET PROPERTIES, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entities, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 1st day of July, 2014.



*Jamie Gerkin* (Notary Public)

**Prepared By:** Mark Gorham  
 Bancroft, Richman & Goldberg, LLC  
 33 W. Monroe St, Ste 2000  
 Chicago, IL 60603

**Mail To:**  
~~Thomas McGowan~~  
~~McGowan & McGowan P.C.~~  
~~1751 S. Naperville Road~~  
~~Suite 101~~  
~~Wheaton, IL 60189~~  
~~630-597-7777~~

*James & Linda Bytnar*  
*3 Fairgrove Drive*  
*Pittsburgh, PA 15238*

**Name & Address of Taxpayer:**  
 James H. Bytnar, Linda C. Bytnar, and Jacqueline M. Bytnar  
 400 North LaSalle, Unit 3507

Chicago, IL 60654

<b>REAL ESTATE TRANSFER TAX</b>		11-Jul-2014
	<b>CHICAGO:</b>	3,060.00
	<b>CTA:</b>	1,224.00
	<b>TOTAL:</b>	4,284.00
17-09-259-022-1324   20140601608503   1-508-745-344		

<b>REAL ESTATE TRANSFER TAX</b>		11-Jul-2014
	<b>COUNTY:</b>	204.00
	<b>ILLINOIS:</b>	408.00
	<b>TOTAL:</b>	612.00
17-09-259-022-1324   20140601608503   0-371-220-608		

**UNOFFICIAL COPY****EXHIBIT A**

PARCEL 1: UNIT 3507 IN THE 400 N. LASALLE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 8, INCLUSIVE, TOGETHER WITH THE PRIVATE COURT SOUTH AND ADJOINING SAID LOT 2, EAST OF AND ADJOINING SAID LOTS 3 AND 4, NORTH OF AND ADJOINING SAID LOTS 6 AND 7 AND WEST OF AND ADJOINING SAID LOT 8 IN THE ASSESSOR'S DIVISION OF BLOCK 9 IN NEWBERRY'S ADDITION TO CHICAGO, TOGETHER WITH LOT 1 (EXCEPT THAT PART TAKEN FOR LASALLE STREET) AND LOTS 2, 3, 4, 5, AND 6 (EXCEPT THE EAST 20 FEET OF LOT 6) AND THAT PART OF THE EAST-WEST 18.00 FOOT PUBLIC ALLEY LYING NORTH OF LOTS 1, 2 AND 3 (EXCEPT THE EAST 20 FEET OF LOT 1 TAKEN FOR WIDENING LASALLE STREET) AND LYING SOUTH OF LOTS 4, 5 AND 6 (EXCEPT THE EAST 20 FEET OF LOT 6 TAKEN FOR WIDENING LASALLE STREET) IN BLOCK 4 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING EAST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 175.12 FEET EAST OF THE SOUTHWEST CORNER OF LOT 5, THENCE NORTH, PERPENDICULAR TO SAID SOUTH LINE, 121.80 FEET, THENCE WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 1.46 FEET; THENCE NORTH, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 9.70 FEET, THENCE WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 1.00 FEET, THENCE NORTH, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 20.00 FEET; THENCE EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 1.00 FOOT; THENCE NORTH, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 2.00 FEET; THENCE WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 1.00 FOOT; THENCE NORTH, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 20.00 FEET; THENCE EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 1.00 FOOT; THENCE NORTH, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 2.0 FEET, THENCE WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE 20.00 FEET; THENCE EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 1.00 FOOT; THENCE NORTH, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 2.0 FEET, THENCE WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE 20.00 FEET; THENCE EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 1.00 FOOT; THENCE NORTH, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 16.42 FEET; THENCE EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 1.46 FEET; THENCE NORTH, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 8.53 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 174.57 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0528710194 RECORDED OCTOBER 14, 2005, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-7 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0528710194.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF RECIPROCAL EASEMENTS AND PARKING AND DEVELOPMENT RIGHTS, DATED NOVEMBER 11, 2001 AND RECORDED MARCH 22, 2002 AS DOCUMENT 20331215, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF RECIPROCAL EASEMENTS AND PARKING AND DEVELOPEMNT RIGHTS, DATED APRIL 21, 2005 AND RECORDED APRIL 22, 2005 AS DOCUMENT NUMBER 0511244023 OVER, UPON AND ACROSS THE LAND DESCRIBED AS FOLLOWS:

LOTS 1 TO 8, INCLUSIVE, TOGETHER WITH THE PRIVATE COURT SOUTH AND ADJOINING SAID LOT 2, EAST OF AND ADJOINING SAID LOTS 3 AND 4, NORTH OF AND ADJOINING SAID LOTS 6 AND 7 AND WEST OF AND ADJOINING SAID LOT 8 IN THE ASSESSOR'S DIVISION OF BLOCK 9 IN NEWBERRY'S ADDITION TO CHICAGO, TOGETHER WITH LOTS 1

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(EXCEPT TAHT PART TAKEN FOR LASALLE STREET) AND LOTS 2, 3, 4, 5, AND 6 (EXCEPT THE EAST 20 FEET OF LOT 6)AND THAT PART OF THE EAST-WEST 18.00 FOOT PUBLIC ALLEY LYING NORTH OF LOTS 1, 2 AND 3 (EXCEPT THE EAST 20 FEET OF LOT 1 TAKEN FOR WIDENING LASALLE STREET) AND LYING SOUTH OF LOTS 4, 5 AND 6 (EXCEPT THE EAST 20 FEET OF LOT 6 TAKEN FOR WIDENING LASALLE STREET) IN BLOCK 4 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING WEST OF AND ADJOINING PARCEL 1, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office