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Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**



Doc#: 1428847049 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/15/2014 09:32 AM Pg: 1 of 6

Property of Cook County Clerk's Office

THE GRANTOR, 1616 N. Western Avenue, LLC, a 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 Board of Managers of said company, **CONVEY(S) and WARRANT(S)** to Krusi Investments, LLC

(GRANTEE'S ADDRESS) 1616 N. Western Avenue, Chicago, Illinois 60647

of the County of Cook, 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.

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions restrictions and easements of record; general real estate taxes for 2014; and subsequent years; existing leases and tenancies.

Permanent Real Estate Index Number(s): 13-36-432-049-1001, 13-36-432-049-1002, 13-36-432-049-1003, 13-36-432-049-1004, 13-36-432-049-1006, 13-36-432-049-1008, 13-36-432-049-1009, 13-36-432-048-0000
Address(es) of Real Estate: 1616 N. Western Avenue, Units 2A, 2B, 2C, 3A, 3C, 4B, P, Commercial A & B, Chicago, Illinois 60647

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager this 15th day of September, 2014.

1616 N. Western Avenue, LLC

By Greg Hainault
Greg Hainault
Manager

Attest Melissa M. Hainault
Melissa M. Hainault
Manager

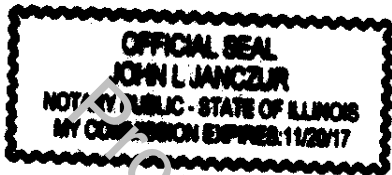
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STATE OF ILLINOIS, COUNTY OF DeKalb SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Greg Hainault, personally known to me to be the Manager of the 1616 N. Western Avenue, LLC and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority given by the Board of Managers of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of SEPTEMBER 20 2014



[Handwritten Signature]

(Notary Public)

Prepared By: John L. Janczur
318 West Adams Street, Suite 1100
Chicago, Illinois 60606-2172

Mail To:

Krusi Investments, LLC
1616 N. Western Avenue
Chicago, Illinois 60647

Jeffrey M. Weston
20 N. Clark St. #1725
Chicago, IL 60602

Name & Address of Taxpayer:

Krusi Investments, LLC
1616 N. Western Avenue
Chicago, Illinois 60647

REAL ESTATE TRANSFER TAX		16-Sep-2014
	CHICAGO:	18,945.00
	CTA:	7,578.00
	TOTAL:	26,523.00
13-36-432-049-1001 20140901629188 1-512-391-808		

REAL ESTATE TRANSFER TAX		16-Sep-2014
	COUNTY:	1,263.00
	ILLINOIS:	2,526.00
	TOTAL:	3,789.00
13-36-432-049-1001 20140901629188 0-891-806-848		

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EXHIBIT "A"

PARCEL 1:

UNITS 1616-2A, 1616-2B, 1616-2C, 1616-3A, 1616-3C, 1616-4B, AND P TOGETHER WITH THEIR UNDIVIDED PERCENTAGES INTEREST IN THE COMMON ELEMENTS IN THE 1616 WESTERN PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0625739047, AS AMENDED FROM TIME TO TIME, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-1, P-2, P-3, P-4, P-6, AND P-8, LIMITED COMMON ELEMENTS AND STORAGE LOCKER NUMBERS S-2 TO UNIT 1616 2A, S-3 TO UNIT 1616 2B, S-4 TO UNIT 1616 2C, S-5 TO UNIT 1616 3A, S-7 TO UNIT 1616 3C, S-8 AS TO UNIT 1616 4B, LIMITED COMMON ELEMENTS AND A BALCONY AS TO UNIT NUMBER 1616 2A, A BALCONY AS TO UNIT 1616 2B, A BALCONY AS TO UNIT 1616 2C, A BALCONY AS TO UNIT 1616 3A, A BALCONY AS TO UNIT 1616 3C, TWO BALCONIES AS TO UNIT 1616 4B, LIMITED COMMON ELEMENTS AND ROOF DECKS RD1, RD2, RD4, RD5, RD7 AND RD8, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "B" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 2 AND 3 AS CREATED, LIMITED AND DEFINED BY A CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED SEPTEMBER 14, 2006 AS DOCUMENT NUMBER 0625739046, IN COOK COUNTY, ILLINOIS.

PARCEL 4: COMMERCIAL SPACE A

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 17.82 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 30.79 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 16, 17 AND 18, (EXCEPTING FROM SAID LOTS THOSE PARTS LYING EAST OF A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 36), TAKEN AS A SINGLE TRACT IN ROUNTREE AND HAYES' SUBDIVISION OF THE EAST 1/2 OF BLOCK 8 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT, BEING ALSO A POINT ON THE WEST LINE OF NORTH WESTERN AVENUE AS WIDENED; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 0.85 FEET, -THENCE WEST ALONG A LINE MAKING AN ANGLE OF

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89 DEGREES 49 MINUTES 47 SECONDS MEASURED COUNTER-CLOCKWISE, NORTH TO WEST, FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.80 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A FOUR STORY BRICK AND CONCRETE BUILDING, COMMONLY KNOWN AS 1614-1618 NORTH WESTERN AVENUE IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED:

THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE; CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 24.10 FEET; NORTH, A DISTANCE OF 4.85 FEET; WEST, A DISTANCE OF 1.20 FEET; SOUTH, A DISTANCE OF 1.15 FEET; WEST, A DISTANCE OF 0.85 FEET; NORTH, A DISTANCE OF 3.50 FEET; WEST, A DISTANCE OF 22.55 FEET; NORTH, A DISTANCE OF 0.85 FEET; WEST, A DISTANCE OF 3.20 FEET; SOUTH, A DISTANCE OF 0.85 FEET; WEST, A DISTANCE OF 14.01 FEET; NORTH, A DISTANCE OF 24.00 FEET; EAST, A DISTANCE OF 11.15 FEET; SOUTH, A DISTANCE OF 11.70 FEET; EAST, A DISTANCE OF 0.25 FEET; SOUTH, A DISTANCE OF 0.15 FEET; EAST, A DISTANCE OF 1.60 FEET; NORTH, A DISTANCE OF 0.15 FEET; EAST, A DISTANCE OF 7.50 FEET; NORTH, A DISTANCE OF 9.12 FEET; EAST, A DISTANCE OF 36.35 FEET; SOUTH, A DISTANCE OF 0.85 FEET; EAST, A DISTANCE OF 2.20 FEET; NORTH, A DISTANCE OF 0.85 FEET; EAST, A DISTANCE OF 2.80 FEET; NORTH, A DISTANCE OF 0.35 FEET; EAST, A DISTANCE OF 4.05 FEET; SOUTH, A DISTANCE OF 21.97 FEET TO THE POINT OF BEGINNING.

PARCEL 5: COMMERCIAL SPACE B

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 17.83 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 30.78 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 16, 17 AND 18, (EXCEPTING FROM SAID LOTS THOSE PARTS LYING EAST OF A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 36), TAKEN AS A SINGLE TRACT IN ROUNDTREE AND HAYES' SUBDIVISION OF THE EAST 1/2 OF BLOCK 8 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, BEING ALSO A POINT ON THE WEST LINE OF NORTH WESTERN AVENUE AS WIDENED; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 54.48 FEET; THENCE SOUTH ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 40 MINUTES 47 SECONDS MEASURED CLOCKWISE, EAST TO SOUTH, FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 4.93 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A FOUR STORY BRICK AND CONCRETE BUILDING, COMMONLY KNOWN AS 1614-1618 NORTH WESTERN AVENUE IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE; EAST, A DISTANCE OF 21.05 FEET; NORTH, A DISTANCE OF 0.50 FEET; EAST, A DISTANCE OF 13.60 FEET; SOUTH, A DISTANCE OF 0.15

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FEET; EAST, A DISTANCE OF 2.10 FEET; NORTH, A DISTANCE OF 0.25 FEET; SOUTHEAST ALONG A LINE MAKING AN ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS MEASURED COUNTER-CLOCKWISE, SOUTH TO SOUTHEAST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 10.22 FEET; SOUTH ALONG A LINE MAKING AN ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS MEASURED COUNTER CLOCKWISE, NORTHWEST TO SOUTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 36.60 FEET; WEST, A DISTANCE OF 0.50 FEET; SOUTH, A DISTANCE OF 3.60 FEET; WEST, A DISTANCE OF 14.25 FEET; NORTH, A DISTANCE OF 0.60 FEET; WEST, A DISTANCE OF 2.10 FEET; SOUTH, A DISTANCE OF 0.60 FEET; WEST, A DISTANCE OF 18.90 FEET; NORTH, A DISTANCE OF 35.60 FEET; WEST, A DISTANCE OF 8.45 FEET; NORTH, A DISTANCE OF 7.40 FEET; EAST, A DISTANCE OF 0.15 FEET; NORTH, A DISTANCE OF 3.90 FEET TO THE POINT OF BEGINNING.

**FOR INFORMATIONAL PURPOSES ONLY: THE PROPERTY IS COMMONLY KNOWN AS
1616 NORTH WESTERN AVENUE, CHICAGO, IL 60647**

Property address: 1616 North Western Avenue,
Unit 2A, Chicago, IL 60647
Tax Number: 13-36-432-049-1001

Property address: 1616 North Western Avenue,
#2B, Chicago, IL 60647
Tax Number: 13-36-432-049-1002

Property address: 1616 North Western Avenue,
Unit# 2C, Chicago, IL 60647
Tax Number: 13-36-432-049-1003

Property address: 1616 North Western Avenue,
Unit# 3A, Chicago, IL 60647
Tax Number: 13-36-432-049-1004

Property address: 1616 North Western Avenue,
Unit# 3C, Chicago, IL 60647
Tax Number: 13-36-432-049-1006

Property address: 1616 North Western Avenue,
Unit# 4B, Chicago, IL 60647
Tax Number: 13-36-432-049-1008

Property address: 1616 North Western Avenue,
Unit# P, Chicago, IL 60647
Tax Number: 13-36-432-049-1009

Property address: 1616 North Western Avenue

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Property address: 1616 North Western Avenue
Commercial Units A & B, Chicago, IL 60647
Tax Number: 13-32-432-048

This property is new construction. The grantee on attached deed is/will be the unit's first tenant(s).

Grantor also hereby grants to the grantee, it's successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and or assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

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

Property of Cook County Clerk's Office