

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 1432201019 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/18/2014 10:07 AM Pg: 1 of 4

Mail To:

Jenny H. Park  
Meyer Capel PC  
306 Church St

THIS INDENTURE, made  
This 24<sup>th</sup> day of October, 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 BRIAN J. BUCKLER & ALLIE S. BUCKLER, a married couple, not as tenants in common, not in joint tenancy, but in tenancy in the entirety, both 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 Co-Managers of the Grantor, by these presents does DEMISE, RELEASE, ALIEN AND CONVEY unto the Grantees, BRIAN J. BUCKLER & ALLIE S. BUCKLER, not as tenants in common, not in in joint tenancy but in tenancy in 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, Unit 122, Chicago, IL 60640

Together with all and singular the hereditaments and appurtenances there unto 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 Grantee, her heirs and assigns forever.

The Grantor also grants to the Grantee, her 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-

S Y  
P 4  
S N  
SC V  
INT

cm  
10f2  
33  
2015/10/24  
T10

BOX 334

10-24-14  
K

# UNOFFICIAL COPY

Laws for Backyard Row Homes Homeowners Association recorded December 11, 2013 in the 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 Grantee, her 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


Brian J. Buckler  
4432 N Clark St  
Unit 122  
Chicago, IL 60640

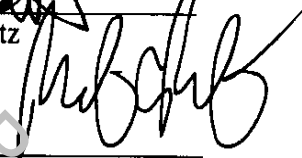
Signature page to follow


# UNOFFICIAL COPY

DATED this 27<sup>th</sup> day Oct 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 voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 27<sup>th</sup> day of Oct, 2014.

  
Notary Public  
My commission expires



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

REAL ESTATE TRANSFER TAX		27-Oct-2014
CHICAGO:		3,513.75
CTA:		1,405.50
<b>TOTAL:</b>		<b>4,919.25</b>

14-08-315-054-0000 | 20141001639133 | 1-298-955-392

REAL ESTATE TRANSFER TAX		27-Oct-2014
COUNTY:		234.25
ILLINOIS:		468.50
<b>TOTAL:</b>		<b>702.75</b>

14-08-315-054-0000 | 20141001639133 | 1-858-559-104

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

**ORDER NUMBER:** 1409 ST5154122 UNC  
**STREET ADDRESS:** 4832 N. CLARK ST. UNIT 122  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 14-08-315-054-0000

**LEGAL DESCRIPTION:**

PARCEL 1: UNIT 122

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, 29.58 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 57' 59" EAST, PERPENDICULAR TO THE WEST LINE OF SAID LOTS, 89.50 FEET; THENCE SOUTH 89° 57' 59" EAST, PARALLEL WITH THE WEST LINE OF SAID LOTS, 15.00 FEET; THENCE NORTH 89° 57' 59" WEST, PERPENDICULAR TO THE WEST LINE OF SAID LOTS, 89.50 TO THE WEST LINE OF SAID LOTS; THENCE NORTH 00° 02' 01" EAST ALONG THE WEST LINE OF SAID LOTS, 15.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED DECEMBER 11, 2013 AS DOCUMENT 1334522053.