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WARRANTY DEED Statutory (ILLINOIS) (General)



Doc#: 1506326014 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/04/2015 10:01 AM Pg: 1 of 4

The Grantor, 1209 Wells Street LLC, an Illinois limited liability company, of 1209 N. Wells St., Chicago, Illinois 60610, for and in consideration of Ten and 00/100 (\$10.00) Dollars, in hand paid, CONVEYS and WARRANTS to: CK 1209 LLC and KKJ 1209 LLC, both Illinois limited liability companies, as Tenants in Common, of 938 Sheridan Drive, Frankfort, Illinois 60423, the following described Real Estate situated in the County of Cook, State of Illinois,

to wit: **SEE PAGE TWO FOR LEGAL DESCRIPTION,** subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence; (a) general real estate taxes not due and payable at the time of closing; (b) building lines and easements, if any, so long as it does not interfere with the current use and enjoyment of the property.

Permanent Index Number (PIN): 17-04-221-071-0000, 17-04-221-072-0000, 17-04-221-046-0000, 17-04-221-052-1302, 17-04-221-052-1303, 17-04-221-052-1304, 17-04-221-052-105, 17-04-221-052-1306

Address of Real Estate: 1209 N. Wells, Chicago, IL 60610, 1213 N. Wells, Chicago, IL 60610 and 1212 N. LaSalle, Units 410, 411, 412, 413, 414, Chicago, IL 60610

DATED this 25th day of February, 2015

1209 WELLS STREET LLC

By:
Robert S. Ellis, Its Member

By:
Thomas J. Ellis, Its Member

FIRST AMERICAN
File # 2575188
3085

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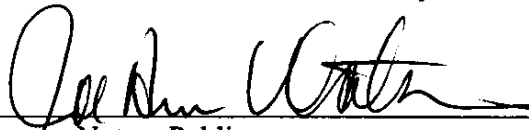
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State of Illinois)
) ss.
 County of Cook)

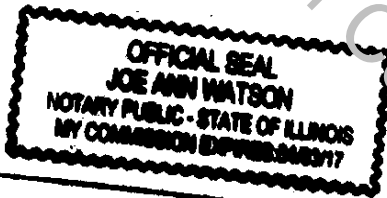
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert S. Ellis and Thomas J. Ellis, both personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and both known to me to be the Members of 1209 Wells Street LLC, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act of 1209 Wells Street LLC, for the uses and purposes therein set forth.


Given under my hand and official seal, this 25th day of February, 2015.

Commission expires 03/03/2017





 Notary Public



REAL ESTATE TRANSFER TAX		02-Mar-2015
	CHICAGO:	15,750.00
	CTA:	6,300.00
	TOTAL:	22,050.00

17-04-221-071-0000 | 20150201665534 | 0-320-765-568

REAL ESTATE TRANSFER TAX		02-Mar-2015
	COUNTY:	1,050.00
	ILLINOIS:	2,100.00
	TOTAL:	3,150.00

17-04-221-071-0000 | 20150201665534 | 0-613-531-264

Mail To:
 Dimitrios G. Christopoulos
 Christopoulos Law Group, LLC
 351 W. Hubbard, Suite 602
 Chicago, Illinois 60654

Send Tax Bills To:
 CK 1209 LLC
 938 Shetland Drive
 Frankfort, IL 60423

Prepared by: Boodell & Domanskis, 353 North Clark Street, Suite 1800, Chicago, Illinois 60654

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LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 8 IN THE STEPHEN N. GOULETAS RESUBDIVISION OF LAND, PROPERTY AND SPACE OF PART OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 00 DEGREES 17 MINUTES 15 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 8 A DISTANCE OF 85.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 27.01 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 73.32 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 21.77 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 0.89 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 5.24 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 72.29 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 8 IN THE STEPHEN N. GOULETAS RESUBDIVISION OF LAND, PROPERTY AND SPACE OF PART OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8, THENCE NORTH 00 DEGREES 17 MINUTES 15 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 8 A DISTANCE OF 112.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 17.90 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 21.84 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 10.82 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 51.57 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 28.72 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 73.32 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ADDRESS: 1209 N. Wells, Chicago, IL

PIN: Parcel 1: 17-04-221-071-0000
Parcel 2: 17-04-221-072-0000

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PARCEL 3:

LOT 5 IN THE STEPHEN N. GOULETAS RESUBDIVISION OF LAND, PROPERTY AND SPACE OF PART OF THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1213 N. Wells, Chicago, Illinois

PIN: 17-04-221-046-0000

PARCEL 4:

UNIT NOS. 410, 411, 412, 413 AND 414, INCLUSIVE IN THE LASALLE PRIVATE RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 2A, 2B, 2C, 3 AND 4 IN STEPHEN N. GOULETAS RESUBDIVISION OF LAND, PROPERTY AND SPACE OF PART OF THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 93247587, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: 1212 N. LaSalle, Chicago, IL

- PIN: Unit 410: 17-04-221-052-1306**
- Unit 411: 17-04-221-052-1305**
- Unit 412: 17-04-221-052-1304**
- Unit 413: 17-04-221-052-1303**
- Unit 414: 17-04-221-052-1302**