

UNOFFICIAL COPY



WARRANTY DEED

This instrument was prepared by:
Nazar Kashuba
Demchenko & Kashuba LLC
2338 W. Belmont Ave.
Chicago, Illinois 60618

Doc#: 1508534012 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/26/2015 08:47 AM Pg: 1 of 3

THE GRANTOR, **EASTGATE DEVELOPMENT, 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, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEY and WARRANT to THE GRANTEE, **DANIEL ROSS SUMMERS AND JENNIFER LOU SUMMERS**, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Real Estate Index Number: 17-27-129-064-0000;

Address of Real Estate: 2504 S. Calumet Ave, Chicago IL 60616

SUBJECT TO: general real estate taxes for the year 2014 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee.

In witness whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by all of its Managers this 20th day of March, 2015.

DATED this 20th day of March, 2015.

EASTGATE DEVELOPMENT, LLC

By: 

Alex Zdanov, as Manager of DEVELOPMENT MANAGEMENT HOLDINGS LLC

EASTGATE DEVELOPMENT, LLC

By: 

Igor Blumin, as Manager of DEVELOPMENT MANAGEMENT HOLDINGS LLC

3

VERIFICATION PAGE FOLLOWS

AMJ
AMJ-2430

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)


I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **Alex Zdanov** personally known to me to be the Manager of **Development Management Holdings LLC as Manager of EASTGATE DEVELOPMENT, LLC** ("Company"), 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 severally acknowledged that as the Manager of the Company he signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority given by the operating agreement of said limited liability company, as their free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.



Given under my hand and official seal, this 20th day of March, 2015.



 Notary Public



REAL ESTATE TRANSFER TAX		25-Mar-2015
	CHICAGO:	2,175.00
	CTA:	870.00
	TOTAL:	3,045.00
17-27-129-064-0000 20150301671060 0-385-100-160		

REAL ESTATE TRANSFER TAX		25-Mar-2015
 	COUNTY:	145.00
	ILLINOIS:	290.00
	TOTAL:	435.00
17-27-129-064-0000 20150301671060 1-356-657-004		

MAIL TO:

Dean Lurie
1 E. Wacker Dr. #2610
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Daniela ^{Ross} Summers; Jeanette ^{Woo} Summers
2504 S. Calumet Ave
Chicago, IL 60614

UNOFFICIAL COPY

EXHIBIT "A" Legal Description

PARCEL 1: (BUILDING 3-UNIT 51): THAT PART OF LOT 1 IN ANTONIO'S SUBDIVISION, BEING A RESUBDIVISION IN THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ANTONIO'S SUBDIVISION RECORDED APRIL 09, 2007 AS DOCUMENT NO. 0709906052 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 71.28 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST, 4.58 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 42 SECONDS EAST, 20.05 FEET TO AN INTERSECTION WITH THE CENTER OF A PARTY WALL EXTENDED EAST FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 42 SECONDS EAST, 17.34 FEET TO AN INTERSECTION WITH THE CENTER OF A PARTY WALL EXTENDED EAST; THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG THE CENTER OF SAID PARTY WALL AND EASTERLY EXTENSION 46.22 FEET TO AN INTERSECTION WITH THE WEST FACE OF A BRICK BUILDING EXTENDED SOUTH; THENCE NORTH 00 DEGREES 02 MINUTES 11 SECONDS EAST ALONG THE WEST FACE OF SAID BRICK BUILDING AND THE SOUTHERLY EXTENSION THEREOF, 17.39 FEET TO AN INTERSECTION WITH THE CENTER OF A PARTY WALL; THENCE SOUTH 89 DEGREES 56 MINUTES 50 SECONDS EAST ALONG THE CENTER OF SAID PARTY WALL AND EASTERLY EXTENSION THEREOF, 46.20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE GRANTS OF ACCESS EASEMENT RECORDED AS DOCUMENT NUMBER 0713115096 AND RECORDED AS DOCUMENT NUMBER 07197115111 AND IN THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS AND PARTY WALL RIGHTS FOR THE EASTGATE VILLAGE HOMEOWNERS ASSOCIATION RECORDED AS DOCUMENT NUMBER 0713115097 AND AS AMENDED FROM TIME TO TIME, AND THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS FOR THE TOWNHOMES AT EASTGATE VILLAGE TOWNHOUSE ASSOCIATION, RECORDED AS DOCUMENT NUMBER 07197115113 AND AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

³
PARCEL 2: NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, ACROSS AND UPON THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF ACCESS EASEMENT DATED APRIL 06, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT NUMBER 0610118091 MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, L.L.C.

PARCEL 4: NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR UTILITY PURPOSES UNDER THROUGH AND ACROSS THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF UTILITY EASEMENT DATED APRIL 06, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT NUMBER 0610118089 MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, L.L.C.

PARCEL 5: NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 2 FOR UTILITY PURPOSES AND INGRESS AND EGRESS OVER, ACROSS AND UPON THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY THE CROSS EASEMENT AGREEMENT DATED NOVEMBER 30, 2010 AND RECORDED DECEMBER 14, 2010 AS DOCUMENT NUMBER 1034831094 BY AND BETWEEN EASTGATE VILLAGE ONE, L.L.C., EASTGATE VILLAGE TWO, L.L.C., EASTGATE VILLAGE FIVE, L.L.C., EASTGATE VILLAGE SIX, L.L.C., AND MERCY HOSPITAL AND MEDICAL CENTER, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2504 S. Calumet Ave, Chicago IL 60616

PIN: 17-27-129-064-0000