

# UNOFFICIAL COPY

WARRANTY DEED  
Statutory (ILLINOIS)  
(Limited Liability Company  
to Individual)



1510903  
MAIL TO:

Gunderson & Tharp, LLC  
Michael J. Gunderson  
343 W Erie Suite 320 3041 N Leavitt St  
Chicago, IL 60654 60618

Doc#: 1515922058 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/08/2015 11:23 AM Pg: 1 of 3

MAIL TAX BILLS TO:  
Allan Adajar And Maureen Adajar  
1351 West Belmont Avenue  
Unit C-1W,  
Chicago, IL 60657

THE GRANTOR(S): Barrett Properties, LLC, 1416 West Belmont (Store), Chicago, IL 60657, 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 (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the Company CONVEYS and WARRANTS to

Allan Adajar And Maureen Adajar, 2611 Commons Drive, Glenview, IL 60026

as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 155 AND 156 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1,2,3,4 AND 7 AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION 597.33 FEET (NAVD 1988) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION 609.13 FEET (NAVD 1988) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS 1.00 FEET SOUTH AND 1/40 FEET EAST OF THE NORTHWEST CORNER OF SAID LOTS 155 AND 156;

SEE Attached legal

THENCE EAST A DISTANCE OF 16.28 FEET; THENCE SOUTH A DISTANCE OF 9.15 FEET; THENCE EAST A DISTANCE OF 2.92 FEET; THENCE SOUTH A DISTANCE OF 24.36 FEET; THENCE WEST A DISTANCE OF 3.61 FEET; THENCE SOUTH A DISTANCE OF 18.85 FEET; THENCE WEST A DISTANCE OF 12.23 FEET; THENCE NORTH A DISTANCE OF 8.35 FEET; THENCE WEST A DISTANCE OF 2.95 FEET; THENCE NORTH A DISTANCE OF 43.83 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBE REAL ESTATE, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, 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 THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

SUBJECT TO: covenants, conditions, and restrictions of record, Document No.(s); and to General Taxes for 2014 and subsequent years.

Permanent Index Number (PIN): 14-29-102-011-0000 and 14-29-102-012-0000  
Address of Real Estate: 1351 West Belmont Avenue Unit C-1W, Chicago, IL 60657-7195

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RECORD REVIEW

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, this date: May 19, 2015

Name of Company: **Barrett Properties, LLC**

[Signature]  
**Michael Barrett, as Manager**

State of Illinois ) I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO  
                          )ss HEREBY CERTIFY that Michael Barrett, as Manager of Barrett Properties, LLC,  
County of Cook ) personally known to me to be the same person whose name is subscribed to the foregoing  
                          ) instrument, appeared before me this day in person, and acknowledged that he signed,  
                          ) sealed and delivered the said instrument as his free and voluntary act, for the uses and  
                          ) purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this date: May 19, 2015  
Commission expires \_\_\_\_\_ 20 \_\_\_\_\_ [Signature] (Notary Public)

This instrument was prepared by Griffin & Gallagher LLC, 10001 S. Roberts Road, Palos Hills, IL 60465



### REAL ESTATE TRANSFER TAX



CHICAGO: 1,590.00  
CTA: 636.00  
TOTAL: 2,226.00

08-Jun-2015

14-29-102-011-0000 | 20150501688406 | 1-827-044-736

### REAL ESTATE TRANSFER TAX

08-Jun-2015



COUNTY: 106.00  
ILLINOIS: 212.00  
TOTAL: 318.00

14-29-102-011-0000 | 20150501688406 | 1-528-790-400

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## LEGAL DESCRIPTION

### COMMERCIAL UNIT C-1W

THAT PART OF LOTS 155 AND 156 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1,2,3,4 AND 7 AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION 597.53 FEET (NAVD 1988) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION 609.13 FEET (NAVD 1988) DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 1.00 FEET SOUTH AND 1/40 FEET EAST OF THE NORTHWEST CORNER OF SAID LOTS 155 AND 156;

THENCE EAST A DISTANCE OF 16.28 FEET; THENCE SOUTH A DISTANCE OF 9.15 FEET; THENCE EAST A DISTANCE OF 2.92 FEET; THENCE SOUTH A DISTANCE OF 24.36 FEET; THENCE WEST A DISTANCE OF 3.61 FEET; THENCE SOUTH A DISTANCE OF 18.85 FEET; THENCE WEST A DISTANCE OF 12.23 FEET; THENCE NORTH A DISTANCE OF 8.35 FEET; THENCE WEST A DISTANCE OF 2.95 FEET; THENCE NORTH A DISTANCE OF 43.83 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1351 West Belmont Avenue Unit C-1W, Chicago, IL 60657

PERMANENT INDEX NUMBER: 14-29-102-011-0000 & 14-29-102-012-0000