

THE GRANTOR:

4650 KEDZIE BUILDING CORP., an Illinois corporation, located at 1808 N. Halsted Street, Chicago, Illinois 60614, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS¹ to:

DAVID MARCOVSKY AND CHARLES LATHAM, a married couple, whose address is 3201 W. Leland Avenue #404 Chicago, Illinois 60618, not as Tenants in Common, nor Joint Tenants but as Tenants by the Entirety, all interest in the following described real estate situated in the County of Cook, in the State of Illinoisⁱⁱ, to wit:

Legal Description: See Legal Description attached hereto as Exhibit "A" and made a part hereof by this reference.

Property Address: 3201 West Leland Avenue, Unit 505, GU-16, Chicago, Illinois 60625

Property Index Numbers: 13-14-207-040-1041; 13-14-27-040-1061

Grantor Also Hereby Grants to the Grantee, Its Successors and Assigns, as Rights and Easements Appurtenant to the above Described Real Estate, the 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: The following, if any: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable.



Doc#: 1530242043 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/29/2015 10:51 AM Pg: 1 of 3


BOX 334 CT


Chicago Title

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UNOFFICIAL COPYDated this 19 of October, 2015.4650 KEDZIE BUILDING CORP.
An Illinois corporation,By: Name: Richard Wexner
Its: PresidentSTATE OF ILLINOISⁱⁱⁱ)
) SS.
COUNTY OF COOK)

REAL ESTATE TRANSFER TAX		20-Oct-2015
	CHICAGO:	2,370.00
	CTA:	948.00
	TOTAL:	3,318.00
13-14-207-040-1041 20151001636455 0-148-000-832		

REAL ESTATE TRANSFER TAX		20-Oct-2015
	COUNTY:	158.00
	ILLINOIS:	316.00
	TOTAL:	474.00
13-14-207-040-1041 20151001636455 0-083-755-072		

I, the undersigned, a notary public in and for the county and state above, do hereby certify that Richard Wexner on behalf of 4650 Kedzie Building Corp., who proved to my satisfaction that he is the person described in and who executed the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the instrument, as his free and voluntary act, for the uses and purposes stated above.

Given under my hand and notarial seal this 19 day of October, 2015.Notary Public 

This document was drafted by:

REDA & DES JARDINS, LLC
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Lake Forest, Illinois 60045
877-809-4567
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MAIL TO^{iv}:
Deborah S. Ashen
Attorney at Law
217 N. Jefferson Street
Suite 601
Chicago, Illinois 60661

MAIL SUBSEQUENT TAX BILLS TO:
Andrew Marcovsy
3201 West Leland Avenue
Unit 505
Chicago, Illinois 60625

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EXHIBIT "A" **(Legal Description)**

PARCEL 1:

UNIT 505 AND GU-16 IN THE LELAND CROSSING CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 13 IN NORTH WEST LAND ASSOCIATION SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 665.6 FEET THEREOF AND EXCEPT THE NORTHWESTERN ELEVATED RAILROAD YARDS RIGHT OF WAY; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1015344023 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE AFORESAID PARCEL(S) FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS: RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED JUNE 2, 2010 AS DOCUMENT NUMBER 1015344022.

ⁱ 765 ILCS 5/9

ⁱⁱ 765 ILCS 5/9

ⁱⁱⁱ 765 ILCS 5/26

^{iv} 765 ILCS 5/35c