

UNOFFICIAL COPY



DEED - INDIVIDUAL TO LIMITED LIABILITY COMPANY

Doc#: 1530344036 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/30/2015 02:31 PM Pg: 1 of 5

THE GRANTORS, Jonathan Rosenfeld and Lisa Rosenfeld, husband and wife, of 476 Jackson Avenue, City of Glencoe, County of Cook, State of Illinois for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration received, Convey and Warrant to Rosenfeld Real Estate Management, LLC, Series A, a Delaware Member Managed Limited Liability Company, of 16192 Coastal Highway, Lewes, Delaware 19958, the following described real estate in Cook County, Illinois:

Doc#: 1519044053 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/09/2015 03:23 PM Pg: 1 of 5

This Space for Recorder's Use Only

See Exhibit A attached hereto and made a part hereof.

Subject to: See Exhibit B attached hereto and made a part hereof.

Real Estate Address: 1044 N. Crosby Street, Chicago, Illinois 60610

Real Estate Index Number: ~~17-04-300-004-0000, 17-04-300-005-0000, 17-04-300-006-0000, 17-04-300-021-0000, 17-04-316-005-0000, 17-04-316-007-0000, 17-04-316-008-0000 and 17-04-316-009-0000~~

\* PIN: 17-04-316-045-0000

I hereby declare that this Deed is exempt under 35 ILCS200/31-45(e). By: [Signature] dated 4-10-15, 2015.

The grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

The grantors have signed this deed on 4-10-, 2015.

[Signature]  
Jonathan Rosenfeld

[Signature]  
Lisa Rosenfeld

\* Re-record to correct PIN\* due to scrivener's error

CCRD REVIEWER [Signature]

CCRD REVIEWER [Signature]

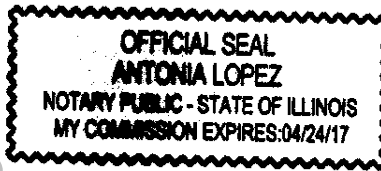
# UNOFFICIAL COPY

STATE OF ILLINOIS  
 COUNTY OF COOK


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jonathan Rosenfeld and Lisa Rosenfeld personally known to me produced \_\_\_\_\_ as identification to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed 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 10 day of April, 2015.

  
 \_\_\_\_\_  
 Notary Public



Name and address of grantee and send future tax bills to:  Rosenfeld Real Estate Management, LLC Series A 476 Jackson Avenue Glencoe, IL 60022	This deed was prepared by:  Ronald E. Webb Peck Bloom, LLC 105 W. Adams Street 51 <sup>st</sup> Floor Chicago, IL 60603 312/201-0900
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<b>REAL ESTATE TRANSFER TAX</b>	09-Jul-2015	
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00
17-04-300-004-0000   20150701605001   0-691-932-032		

<b>REAL ESTATE TRANSFER TAX</b>	10-Jul-2015	
	<b>COUNTY:</b>	0.00
	<b>ILLINOIS:</b>	0.00
	<b>TOTAL:</b>	0.00
17-04-300-004-0000   20150701605001   0-645-008-256		

**UNOFFICIAL COPY****Exhibit A****Legal Description****PARCEL 1: (To be known as Lot 88 in River Village Subdivision)**

That part of Lots 1, 2, 3 and 4 together with all of the vacated alley lying Southwesterly of and adjoining said Lot 2 and all of the vacated alley lying Northwesterly of and adjoining said Lot 1, all in Owner's Resubdivision of Block 92 in Elston's Addition to Chicago, in the West Half of the Southwest Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said Lot 2, being the intersection of the Southerly line of West Hobbie Street and the Westerly line of North Crosby Street; thence Southwesterly, along the Southerly line of West Hobbie Street, 8.00 feet to the point of beginning; thence Southeasterly, along a line 8.00 feet Westerly of and parallel with the Westerly line of North Crosby Street, being a line forming an angle of 90 Degrees, 02 Minutes, 02 Seconds as measured Southwest to Southeast, 23.19 feet; thence Southwesterly, along a line parallel with the Southerly line of West Hobbie Street, 49.26 feet; thence Northwesterly, at right angles to the last described line, 23.19 feet to the Southerly line of West Hobbie Street; thence Northeasterly, 49.24 feet to the point of beginning, in Cook County, Illinois.

**PARCEL 2:**

Non-exclusive easements for use, enjoyment, ingress and egress for the benefit of Parcel 1 aforesaid, as created by the Declaration of Easements, Restrictions and Covenants for River Village Townhomes Homeowners Association dated August 15, 2003 and recorded August 19, 2003 as Document No. 0323139068, as amended from time to time.

Address of Property: 1044 N. Crosby Street, Chicago, Illinois 60610

Permanent Index Numbers:

~~17-04-300-004-0000, 17-04-300-005-0000, 17-04-300-006-0000,  
17-04-300-021-0000, 17-04-316-005-0000, 17-04-316-007-0000,  
17-04-316-008-0000 and 17-04-316-009-0000.~~

17-04-314-045-0000

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## Exhibit B Permitted Exceptions

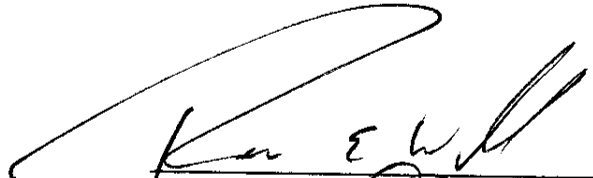
1. General Real Estate Taxes not yet due and payable;
2. Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable;
3. Rights of City of Chicago to maintain facilities located on the land as disclosed by maps from the City of Chicago Water and Sewer Department dated October 17, 1967;
4. Easement Agreement made by and between MW-CPAG Holdings, LLC and River Village Townhomes, LLC recorded July 19, 2002 as Document 0020790567, as amended by First Amendment thereto dated July 2, 2003 and recorded July 3, 2003 as Document 0218407009, granting a perpetual non-exclusive easement over, across or under townhomes Parcel common areas for the provisions of electric, water, gas and other utilities to serve the Marina Parcel; for maintenance, use and operation of and to serve any of the Marina improvements; ingress and egress to and from the Marina Parcel through the Townhomes Parcel common areas; temporary easement over Townhomes Parcel common areas to permit the construction of the Marina improvements constructed by MW-CPAG Holdings, LLC on the Marina Parcel; maintenance of the sea wall; and the terms, provisions, conditions and limitations as set forth therein;
5. Covenants and Restrictions (but omitting any such Covenant or Restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of The United States Code or (B) relates to handicap but does not discriminate against handicapped persons), relating to use, density, open space restrictions; zoning control; covenant of cooperation; covenant to complete relationship to amend planned unit development; and building materials contained in the Declaration of Covenants, Conditions and Restrictions entered into by MW-CPAG Holdings, LLC and River Village Townhomes, LLC dated as of June 28, 2002 and recorded July 19, 2002 as Document 0020790565, and amended by First Amendment thereto dated July 2, 2003 and recorded July 3, 2003 as Document 0318407008, which does not contain a reversionary or forfeiture clause;
6. Covenants, conditions and restrictions set forth in Covenant dated January 16, 2003 and recorded January 16, 2003 as Document 0030080068 by River Village Townhomes, LLC and MW-CPAG Holdings, LLC, made to induce the City of Chicago to furnish sewer and water service;
7. Rights of adjoining owner or owners to the concurrent use of the easements set forth therein; and
8. Terms, provisions and conditions relating to the easement described as Parcel 2 contained in the instrument creating such easement.

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## STATEMENT BY GRANTOR AND GRANTEE

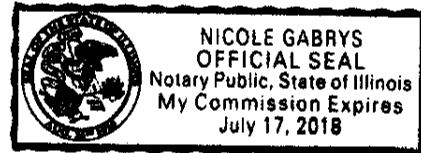
THE GRANTORS OR THEIR AGENT AFFIRMS THAT TO THE BEST OF THEIR KNOWLEDGE THE NAME OF THE GRANTORS SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST ARE EITHER NATURAL PEOPLE, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, A PARTNERSHIP AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS OR OTHER ENTITY RECOGNIZED AS A PERSON AUTHORIZED TO DO BUSINESS OR ACQUIRE TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

DATED: 4-30, 2015

  
GRANTOR OR AGENT

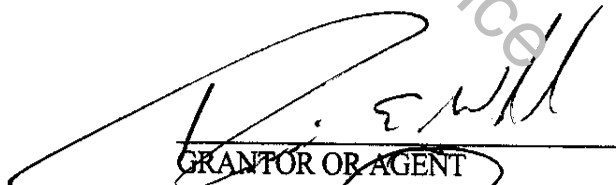
SUBSCRIBED AND SWORN TO  
BEFORE ME THE SAID Ronald E. Webb  
THIS 30<sup>th</sup> DAY OF April, 2015.

  
NOTARY PUBLIC



THE GRANTEEES OR THEIR AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, A PARTNERSHIP AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS OR OTHER ENTITY RECOGNIZED AS A PERSON AUTHORIZED TO DO BUSINESS OR ACQUIRE TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

DATED: 4-30, 2015

  
GRANTOR OR AGENT

SUBSCRIBED AND SWORN TO  
BEFORE ME THE SAID Ronald E. Webb  
THIS 30<sup>th</sup> DAY OF April, 2015.

  
NOTARY PUBLIC

