

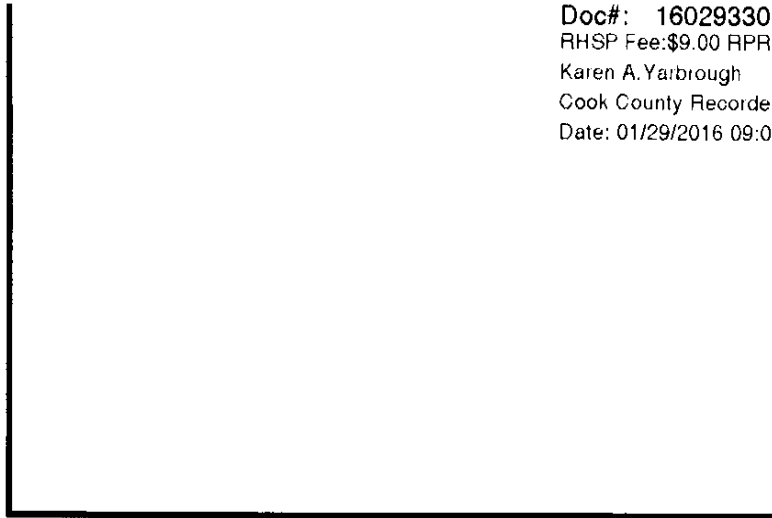


Doc#: 1602933015 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/29/2016 09:03 AM Pg: 1 of 3



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Corporation to LLC**



14

897879

Property of Cook County Clerk's Office

**THE GRANTOR**, Utopian Properties, Inc., an Illinois Corporation 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 & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S) and WARRANT(S)** to Utopian Investments LLC, an Illinois Limited Liability Company (**GRANTEE'S ADDRESS**) 155 N. Aberdeen St., Suite 305, Chicago, Illinois 60607

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED "EXHIBIT A LEGAL DESCRIPTION"

THIS IS NOT HOMESTEAD PROPERTY

Chicago Title

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, general taxes for the year 2014 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2015

Permanent Real Estate Index Number(s): 17-08-429-021-1013 Volume # 590  
Address(es) of Real Estate: 155 N. Aberdeen St., Commercial Unit 1C, Chicago, Illinois 60607-1665

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 its president and attested by its secretary this 13 day of January, 2016.

Utopian Properties, Inc.

By Christopher LeClair  
Christopher LeClair  
its president

Attest Christopher LeClair  
Christopher LeClair  
its secretary

S Y  
P 3  
S N  
SC V  
INT AB

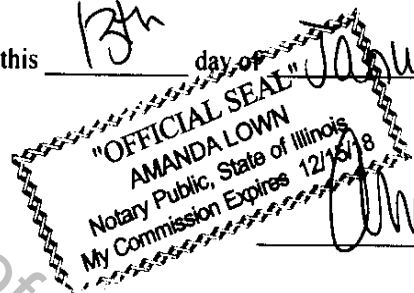
**BOX 334 CT**

# 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 Christopher LeClair, personally known to me to be the president of Utopian Properties, Inc., and Christopher LeClair, personally known to me to be the secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such president and secretary they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13<sup>th</sup> day of January 192016



*Amanda Lowm* (Notary Public)

**Prepared By:** Kenneth S. Finkle  
 111 Jockey Ct  
 Grayslake, Illinois 60030

**Mail To:**  
 Christopher LeClair and Christine Cristobal  
 155 N. Aberdeen St., Suite 305  
 Chicago, Illinois 60607

**Name & Address of Taxpayer:**  
 Christopher LeClair and Christine Cristobal  
 155 N. Aberdeen St., Unit 305  
 Chicago, Illinois 60607

REAL ESTATE TRANSFER TAX		15-Jan-2016
	COUNTY:	325.00
	ILL. NOT.:	650.00
	<b>TOTAL:</b>	<b>975.00</b>
17-08-429-021-1013   20160101660400   1-161-429-568		

REAL ESTATE TRANSFER TAX		15-Jan-2016
	CHICAGO:	4,875.00
	CTA:	1,950.00
	<b>TOTAL:</b>	<b>6,825.00 *</b>
17-08-429-021-1013   20160101660400   1-100-061-760		

\* Total does not include any applicable penalty or interest due.

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

COMMERCIAL UNIT 1C IN 155 N. ABERDEEN STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF LAND,

### PARCEL 1A:

LOTS 1, 2, 3 AND 4 (EXCEPT THE SOUTH 35 FEET OF LOTS 3 AND 4 DEEDED TO THE CITY OF CHICAGO BY DEED DATED FEBRUARY 20, 1923 RECORDED MARCH 21, 1924 AS DOCUMENT 8340042), INCLUDING THE PRIVATE ALLEY LYING NORTH AND ADJOINING AFORESAID LOTS 3 AND 4, IN PHELPS AND OTHERS SUBDIVISION OF LOT 14 IN BLOCK 31 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 1B:

LOTS 13 AND 15 (EXCEPT THE SOUTH 35 FEET OF SAID LOT 15 CONVEYED TO THE CITY OF CHICAGO BY DEED DATED FEBRUARY 20, 1924 RECORDED MARCH 21, 1924 AS DOCUMENT 8340043) IN BLOCK 31 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 8, 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 0919744049, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

"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, EASEMENT, 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."