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Doc#: 1605349322 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/22/2016 01:22 PM Pg: 1 of 6

WARRANTY DEED (STATUTORY - ILLINOIS)

THE GRANTOR(S), **FIRST IMPRESSION REALTY, LLC, AN IL LIMITED LIABILITY COMPANY IN GOOD STANDING,**

Dec ID 20160201669307
ST/CO Stamp 0-750-983-744 ST Tax \$1,125.00 CO Tax \$562.50
City Stamp 1-580-341-824 City Tax: \$11,812.50

of the City of CHICAGO,
County of COOK, State of ILLINOIS, for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to:

3041 WOODCREEK PROPERTIES, LLC, AN IL LIMITED LIABILITY COMPANY IN GOOD STANDING
3041 WOODCREEK DRIVE, STE. 100, DOWNERS GROVE, IL 60515

CT
17/16/NOV/233664VH
NEC Doc 1-81

GRANTEE:

the following described Real Estate situated in the County of COOK, in the State of ILLINOIS, to wit: SEE ATTACHED LEGAL DESCRIPTION, TO HAVE AND TO HOLD FOREVER, hereby releasing and waiving, if applicable, all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject to: General Taxes for the year 2015 (2nd Installment) and subsequent years, and to Covenants, Conditions, Easements and Restrictions of Record.

PIN(S): 17-08-450-025-0000 (UNIT); 17-08-450-028-046 (P-27); 17-08-450-028-1051 (P-32), 17-08-450-028-1052 (P-33); 17-08-450-028-1053 (P-34)

ADDRESS: 27 N. GREEN STREET, CHICAGO, IL 60607

DATED THIS 22 DAY OF February, 2016:

FIRST IMPRESSION REALTY, LLC

BY: [Signature]
JEFF GILES, MANAGER / MEMBER

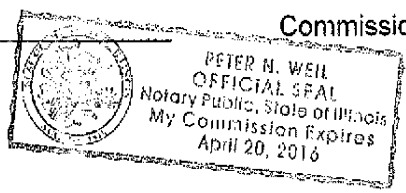
BY: [Signature]
DALE BROWN, MANAGER / MEMBER

State of IL, County of Cook ss: I the undersigned, a Notary Public in and for said County, DO HEREBY CERTIFY THAT: JEFF GILES and DALE BROWN, as Managers and Members of First Impression Realty, LLC, personally known to me to be the same person(s) whose name(s) is/are subscribed to the forgoing instrument in their capacities aforesaid, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act(s), for the uses and purposes set forth therein, including the release and waiver of the right of homestead, if applicable.

Given under my hand and official seal this 22 day of February, 2016.

[Signature]
NOTARY PUBLIC

Commission Expires: 4-20-16



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LEGAL DESCRIPTION

OF THE PREMISES COMMONLY KNOWN AS:

27 N. GREEN STREET, CHICAGO, IL 60607

SEE ATTACHED LEGAL DESCRIPTION.

Instrument Prepared By: Peter N. Weil, Esq.
175 Olde Half Day Rd., Ste. 134
Lincolnshire, IL 60069

AFTER RECORDING, MAIL TO:

ROBERT L. APRATI, ESQ.
67 FOREST GATE CIRCLE
OAK BROOK, IL 60523

SEND SUBSEQUENT TAX BILLS TO:

3041 WOODCREEK PROPERTIES, LLC
3041 WOODCREEK DR., UNIT 100
DOWNERS GROVE, IL 60515

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CHICAGO TITLE
COMPANY

EXHIBIT A

Order No.: 16WNW333664VH

For APN/Parcel ID(s): 17-08-450-025-0000, 17-08-450-028-1046, 17-08-450-028-1051,
17-08-450-028-1052 and 17-08-450-028-1053

PARCEL 1:

THOSE PARTS OF THE FOLLOWING DESCRIBED TRACT OF LAND; THE SOUTH 1/2 OF LOT 6 AND ALL OF LOTS 9 AND 10 (EXCEPT THE EAST 5 FEET FALLING IN THE PUBLIC ALLEY) IN BLOCK 54 OF CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 06 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, 0.48 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES, ALONG THE INTERIOR WALLS OF THE NORTH COMMERCIAL PROPERTY, NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 16.39 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 29 SECONDS EAST, 2.55 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 14.40 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 21 SECONDS EAST, 2.61 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 14.48 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 02 SECONDS EAST, 2.60 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 13.43 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 26 SECONDS EAST, 3.56 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 14.34 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 88 DEGREES 45 MINUTES 07 SECONDS EAST, 2.67 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 14.40 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 26 SECONDS EAST, 2.58 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 14.32 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 53 SECONDS WEST, 2.74 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 07 SECONDS EAST, 1.47 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 53 SECONDS WEST, 32.43 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 07 SECONDS WEST, 10.16 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, 5.02 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST 5.76 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST, 5.00 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 58 SECONDS WEST, 14.59 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, 6.66 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 6.78 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 37

UNOFFICIAL COPY**EXHIBIT A**

(continued)

SECONDS EAST, 2.73 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 9.22 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, 1.04 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 16 SECONDS WEST, 28.59 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST, 5.44 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 28.70 FEET TO POINT "A" (FOR THE PURPOSE OF THIS LEGAL DESCRIPTION); THENCE CONTINUING NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 16.03 FEET, MORE OR LESS, TO POINT "B" (FOR THE PURPOSE OF THIS LEGAL DESCRIPTION), ON THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 06 MINUTES 43 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, 29.99 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL LYING ABOVE AN ELEVATION OF 17.61 FEET (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 29.91; ALSO THAT PART OF THE AFORESAID TRACT, BEGINNING AT AFORESAID POINT "A"; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 16.03 FEET TO POINT "B" ON THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 06 MINUTES 43 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT, 9.60 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 25 SECONDS EAST, 15.96 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 23 SECONDS EAST, 9.70 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 14.59 FEET (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 17.61 FEET; ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

UNITS P-27, P-32, P-33 & P-34 IN 23 ON GREEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE FOLLOWING DESCRIBED PROPERTY ALL LYING BELOW AN ELEVATION OF 54.00 FEET (CITY OF CHICAGO DATUM) THE SOUTH 1/2 OF LOT 6 AND ALL OF LOTS 9 AND 10 (EXCEPT THE EAST 5 FEET FALLING IN THE PUBLIC ALLEY) IN BLOCK 54 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0432834100 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS. EXCEPT THOSE PORTIONS OF THE PROPERTY THAT ARE COMMERCIAL AS DEFINED IN THE PLAT OF SURVEY ATTACHED TO CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 0432834100.

PARCEL 3:

PERPETUAL NON-EXCLUSIVE EASEMENTS (EXCEPT AS OTHERWISE NOTED) IN FAVOR OF THE COMMERCIAL PROPERTY (PARCEL 1), GRANTED, RESERVED, DECLARED AND CREATED BY 23 GREEN, LLC, IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR 21-25 NORTH GREEN, CHICAGO, IL., RECORDED NOVEMBER 23, 2004 AS DOCUMENT 0432834101 IN AND TO ALL STRUCTURAL MEMBERS, FOOTINGS, CAISSONS, FOUNDATIONS, COLUMNS, BEAMS AND ANY OTHER SUPPORTING COMPONENTS; ACCESS TO, USE FOR THEIR INTENDED PURPOSES AND MAINTENANCE OF ALL FACILITIES LOCATED IN THE CONDOMINIUM PROPERTY AND CONNECTED TO FACILITIES IN THE COMMERCIAL PROPERTY; EASEMENT IN AND TO ALL COMMON WALLS, FLOORS AND CEILINGS SERVING THE COMMERCIAL PROPERTY; INGRESS AND EGRESS BY PERSONS, MATERIALS AND EQUIPMENT OVER, ON ACROSS AND THROUGH THE COMMON CORRIDOR AND LOBBY OF THE CONDOMINIUM PROPERTY AND THE BASEMENT FLOOR AREAS, PROVIDING INDOOR ACCESS TO THE COMMERCIAL PROPERTY; ACCESS AND USES OF THE ELEVATORS SERVING THE BUILDING; ACCESS TO AND FROM LOAD DOCKS, SERVICE AREAS, STAIRWELLS, MATERIAL AND EQUIPMENT OVER, ON, ACROSS AND THROUGH THE CONDOMINIUM PROPERTY TO THE EXTENT REASONABLY NECESSARY TO PERMIT THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, RESTROATION OR

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EXHIBIT A

(continued)

RECONSTRUCTION OF THE COMMERCIAL PROPERTY, AND USE AND MAINTENANCE OF THE FACILITIES AS DEFINED THEREIN.

PARCEL 4:

PERPETUAL NON-EXCLUSIVE EASEMENTS (EXCEPT AS OTHERWISE NOTED) IN FAVOR OF THE CONDOMINIUM PROPERTY (PARCEL 2), GRANTED, RESERVED, DECLARED AND CREATED BY 23 GREEN, LLC, IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR 21-25 NORTH GREEN, CHICAGO, IL., RECORDED NOVEMBER 23, 2004 AS DOCUMENT 0432834101 IN AND TO ALL STRUCTURAL MEMBERS, FOOTINGS, CAISSONS, FOUNDATIONS, COLUMNS, BEAMS AND ANY OTHER SUPPORTING COMPONENTS; ACCESS TO, USE FOR THEIR INTENDED PURPOSES AND MAINTENANCE OF ALL FACILITIES LOCATED IN THE COMMERCIAL PROPERTY AND CONNECTED TO FACILITIES IN THE CONDOMINIUM PROPERTY; EASEMENT IN AND TO ALL COMMON WALLS, FLOORS AND CEILINGS SERVING THE COMMERCIAL PROPERTY; INGRESS AND EGRESS BY PERSONS, MATERIALS AND EQUIPMENT OVER, ON ACROSS AND THROUGH THE COMMON CORRIDOR AND LOBBY OF THE COMMERCIAL PROPERTY AND THE BASEMENT FLOOR AREAS, PROVIDING INDOOR ACCESS TO THE CONDOMINIUM PROPERTY; ACCESS AND USES OF THE ELEVATORS SERVING THE BUILDING; ACCESS TO AND FROM LOAD DOCKS, SERVICE AREAS, STAIRWELLS, MATERIAL AND EQUIPMENT OVER, ON, ACROSS AND THROUGH THE COMMERCIAL PROPERTY TO THE EXTENT REASONABLY NECESSARY TO PERMIT THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, RESTROATION OR RECONSTRUCTION OF THE CONDOMINIUM PROPERTY, AND OTHER USES AND MAINTENANCE OF THE FACILITIES AS DEFINED THEREIN.

County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF IL
COUNTY OF Lake

Escrow No.: 16WNW333664VH

First Impression Realty, LLC, being duly sworn on oath, states that he resides at 27 N. Green St, Chicago, IL 60607. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two (2) parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

First Impression Realty, LLC

BY: [Signature]

STATE OF Illinois

COUNTY OF Cook

Subscribed and sworn to before me this 22 of February, 2016

[Signature]
Notary Public

