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Doc#: 1612508077 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/04/2016 02:06 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS

Dec ID 20160401697079
ST/CO Stamp 1-779-321-152 ST Tax \$275.00 CO Tax \$137.50
City Stamp 1-641-564-480 City Tax: \$2,887.50

This Instrument was prepared by:

Reda & Des Jardins, LLC
736 North Western Ave., Suite 353
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After recording, mail toⁱ:

Mr. Matt Albrecht
415 North LaSalle Street, Suite 403
Chicago, Illinois 60654

4650 Kedzie Building Corp., an Illinois corporation ("Grantor"), whose address is 1332 N. Halsted Street, Chicago, Illinois 60642, 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 warrantsⁱⁱ to Samuel Clark, whose address is 3201 West Leland Ave., Unit 402, Chicago, IL 60625, all interest in the following described real estate situated in the county of Cook, in the state of Illinoisⁱⁱⁱ, to wit:

Legal Description: See Legal Description attached hereto as Exhibit "A"
Property Address: 3201 West Leland Avenue, Unit 402, GU-30, Chicago, Illinois 60625
Property Index Numbers: 13-14-207-040-1026; 13-14-207-040-1075

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.

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EXHIBIT "A" (Legal Description)

PARCEL 1:

UNIT 402 AND GU30 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 5/35c
ⁱⁱ 765 ILCS 5/9
ⁱⁱⁱ 765 ILCS 5/9
^{iv} 765 ILCS 5/26