### **UNOFFICIAL COPY**

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

This Instrument was prepared by:

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

Reda & Des Jardins, LLC 736 North Western Ave., Suite 353 Lake Forest, Illinois 60045 www.rdlawyers.com

After recording, mail to<sup>i</sup>:

Mr. Matt Alorecht 415 North Laborle Street, Suite 403 Chicago, Illinois 60,554

4650 Kedzie Building Copp., an Illinois corporation ("Grantor"), whose address is 1332 N. Halsted Street, Chicago, Klinois 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 warrants" 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 Illinois iii, to wit:

Legal Description: Se

See Legal Desurn tion 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, Aforesaio, and Crantor Reserves to Itself, Its Successors and Assigns, the Rights and Easements Set Forth in Suid Declaration for the Benefit of the Remaining Property Described Therein.

This Deed is Subject to All Rights, Easements, Covenants, Conditions, Restrictions in 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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## **UNOFFICIAL CC**

IN WITNESS WHEREOF, Grantor has caused these presents to be executed this day of 27th April, 2016.

4650 KEDZIE BUILDING CORP.

an Illinois corpora

By:

Name: Richard Woxner

President Its:

STATE OF IT LINOIS'

) SS.

COUNTY OF COCK

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 th's Aday of April, 2016.

OFFICIAL SEAL FRIN L. MARKLEY Not my Public - State of Illinois My Commir sion Expires 11/10/2018 

750/1/Co

MAIL SUBSEQUENT TAX BILLS TO:

Samuel Clark 3201 W. Leland Ave., Unit 402 Chicago, IL 60625

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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 E/SEMENT AND MAINTENANCE AGREEMENT RECORDED JUNE 2, 2010 AS DOCUMENT NUMBER 1015344022.

765 ILCS 5/35c

ii 765 ILCS 5/9

16 765 ILCS 5/9

w 765 ILCS 5/26