



16137220130

WARRANTY DEED

Doc#: 1613722013 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/16/2016 09:46 AM Pg: 1 of 3

The Grantor, **THE ALVERNA GROUP, LLC**, an Illinois limited liability company, 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

Chicago Title 16SA4446709NA CTT|C|concrete box 4

No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to **CONFORTI HOLDINGS SERIES, LLC 3066**, an Illinois Limited Liability Company, of 306 N. Clybourn Ave Chicago the following described real estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these present by its Member/Manager and attested by its Member this 10th day of May, 2016.

PIN: 14-30-109-020-0000
14-30-109-021-0000
14-30-109-022-0000

COMMONLY KNOWN AS: 3066 N. CLYBOURN, CHICAGO, IL 60618

THE ALVERNA GROUP, LLC,
an Illinois limited liability company

By: 
AIDAN DESMOND, Member/Manager

CTT|Box 334

Br3

UNOFFICIAL COPY**LEGAL DESCRIPTION RIDER FOR DEED****LEGAL DESCRIPTION OF COMMERCIAL PARCEL (FIRST FLOOR) EXCLUDED FROM CONDOMINIUM:**

THAT PART OF LOTS 1, 2, 3 AND 4 IN BLOCK 4 IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, KNOWN AS COMMERCIAL PARCEL, LYING AT AND ABOVE A HORIZONTAL PLANE AT ELEVATION +12.15 FEET (CITY OF CHICAGO DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +23.75 FEET (CITY OF CHICAGO DATUM), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF LOT 1; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, 17.37 FEET; THENCE EAST 1.38 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE N.W. CORNER OF FINISHED SURFACE OF INTERIOR WALLS OF 3 STORY BRICK BUILDING (COMMONLY KNOWN AS 3047 N. OAKLEY AVE.); THENCE EAST 14.06 FEET ; THENCE SOUTHEASTERLY 18.54 FEET ; THENCE SOUTHWESTERLY 22.50 FEET ; THENCE SOUTHEASTERLY 7.92 FEET ; THENCE SOUTHWESTERLY 18.81 FEET; THENCE WEST 24.77 FEET; THENCE NORTH 69.02 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS (ALL CALLS ARE DESCRIBED ALONG THE FINISHED FACE OF INTERIOR WALLS).

EASEMENT PARCEL LEGAL DESCRIPTION FOR THE REAR CONCRETE AREA: (LOADING BERTH EASEMENT):

THE SOUTHWESTERLY 12.65 FEET OF LOT 4 IN BLOCK 4 IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-30-109-020-0000; 14-30-109-021-0000 and 14-30-109-022-0000

COMMONLY KNOWN AS: 3066 N. CLYBOURN, CHICAGO, IL 60618

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits hereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) public utility easements; (i) installments due after Closing for assessments levied pursuant to the Declaration; (j) private easements; (k) party wall rights and agreements and (l) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY, AS THE PROPERTY WAS IMPROVED WITH A NEWLY CONSTRUCTED BUILDING.

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, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENT 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.