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FULL RELEASE DEED



Doc#: 1623034075 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/17/2016 01:43 PM Pg: 1 of 6

SP Title 16-1073 D03

KNOW ALL MEN BY THESE PRESENTS,

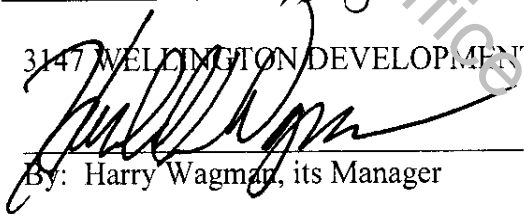
THAT 3147 WELLINGTON DEVELOPMENT LLC, an Illinois limited liability company, for and in consideration of one dollar, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby remise, release, convey and quit claim unto WELLINGTON SQUARE, LLC, an Illinois limited liability company, its legal representatives, successors and assigns, all the right, title, interest, claim or demand whatsoever they may have acquired in, through, or by a certain mortgage, dated February 14, 2004 and recorded in the Recorder's Office of Cook County, in the State of Illinois as Document Number 0505927003, by that certain Assignment of Rents dated February 28, 2005 and recorded in the Recorder's Office of Cook County, in the State of Illinois as Document Number 0505927004 and by that certain Financing Statement recorded as Document Number 0503022111 in the Recorder's Office of Cook County, to the premises therein described, situated in the County of Cook, State of Illinois, as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO
Common Address: 3149 W. Wellington, Chicago, Illinois
PIN#: See attached Exhibit A

together with all the appurtenances and privileges thereunto belonging or appertaining.

WITNESS our hands and seals this 13th day of August, 2016

3147 WELLINGTON DEVELOPMENT LLC


By: Harry Wagman, its Manager

CCRD REVIEW 

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Harry Wagman, Manager of 3147 Wellington Development LLC, an Illinois limited liability company is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as the free and voluntary act of the Trust and his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official Notary seal, this 13th day of August, 2016

Stephanie D. Uhler
Notary Public



Prepared By and Return to:

Stephanie D. Uhler
Simon, Lapidos & Uhler, LLC
4709 W. Golf Road, Suite 475
Skokie, Illinois 60076

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Unit Numbers 3147-G, 3149-G, 3149-2, 3149-3, 3149-4 and 3151-4 in the 3147 West Wellington Condominium, as delineated on a survey of the following described tract of land:

Lots 47 and 48 in Bentley's Subdivision of the West ½ of the Northwest ¼ of the Southwest ¼ of the Northwest ¼ of Section 25, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Excepting therefrom the following non-condominium/commercial parcels described as follows:

That part of Lots 47 and 48 in Bentley's Subdivision of the West ½ of the Northwest ¼ of the Southwest ¼ of the Northwest ¼ of Section 25, Township 40 North, Range 13 East of the Third Principal Meridian, known as non-condominium/commercial parcel lying at and above a horizontal plane at elevation +16.64 (City of Chicago benchmark datum) and lying at and below a horizontal plane at elevation +25.58 (City of Chicago benchmark datum), more particularly described as follows: Commencing at the Northwest corner of Lot 48; thence South along the West line of Lots 47 and 48 a distance of 1.29 feet; thence East and perpendicular to the last described line, a distance of 0.87 feet, to the point of beginning, said point being the finished surface of interior walls of the 3 story brick building (commonly known as 2955-57 N. Kedzie Ave.), thence East 0.45 feet; thence North 0.45 feet; thence East 6.61 feet; thence South 0.50 feet; thence East 44.60 feet; thence South 18.00 feet; thence West 7.66 feet; thence South 8.17 feet; thence West 4.62 feet; thence North 6.11 feet; thence West 0.57 feet; thence South 6.11 feet; thence West 3.00 feet; thence North 4.89 feet; thence West 35.10 feet; thence North 0.30 feet; thence West 0.75 feet; thence North 20.93 feet to the point of beginning, in Cook County, Illinois.

Also

That part of Lots 47 and 48 in Bentley's Subdivision of the West ½ of the Northwest ¼ of the Southwest ¼ of the Northwest ¼ of Section 25, Township 40 North, Range 13 East of the Third Principal Meridian, known as non-condominium/commercial parcel more particularly described as follows:

Commencing at the Northwest corner of Lot 48; thence South along the West line of Lots 47 and 48 a distance of 23.94 feet; thence East and perpendicular to the last described line, a distance of 15.26 feet, to the point of beginning, said point being the finished surface of interior walls of the 3 story brick building (commonly known as 2955-57 N. Kedzie Ave.) and lying at and above a horizontal plane at elevation +16.64 (City of Chicago benchmark datum); thence East 13.12 feet to a point lying at and below a horizontal plane at elevation

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+27.80 (City of Chicago benchmark datum); thence continuing East 6.88 feet; thence South 3.60 feet; thence West 6.88 feet to a point lying at and below a horizontal plane at elevation +27.80 (City of Chicago benchmark datum); thence continuing West 13.12 feet to a point lying at and above a horizontal plane at elevation +16.64 (City of Chicago benchmark datum); thence North 3.63 feet to the point of beginning, all in Cook County, Illinois.

Also

That part of Lots 47 and 48 in Bentley's Subdivision of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 40 North, Range 13 East of the Third Principal Meridian, known as non-condominium/commercial parcel lying at and above a horizontal plane at elevation +16.64 (City of Chicago benchmark datum) and lying at and below a horizontal plane at elevation +25.21 (City of Chicago benchmark datum), more particularly described as follows:

Commencing at the Southwest corner of Lot 47; thence North along the West line of Lots 47 and 48, a distance of 1.58 feet; thence East and perpendicular to the last described line, a distance of 0.95 feet to the point of beginning, said point being the finished surface of interior walls of the 3 story brick building (commonly known as 2955-57 N. Kedzie Ave.); thence North 19.11 feet; thence East 38.72 feet; thence South 6.10 feet; thence East 0.40 feet; thence North 6.10 feet; thence East 4.65 feet; thence South 19.17 feet; thence West 43.79 feet to the point of beginning, all in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 0716910074 and re-recorded as Document Number 0717016048, as amended by Document Number 0805715098 to add additional storage space limited common elements, and as may be further amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Storage Space S-1, S-5 and S-8, a limited common element, as delineated on the Survey attached as Exhibit "A" to the aforesaid Declaration, as amended from time to time, in Cook County, Illinois.

Parcel 3: Non-Condominium/Commercial Parcel

That part of Lots 47 and 48 in Bentley's Subdivision of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 40 North, Range 13 East of the Third Principal Meridian, known as non-condominium/commercial parcel lying at and above a horizontal plane at elevation +16.64 (City of Chicago benchmark datum) and lying at and below a horizontal plane at elevation +25.58 (City of Chicago benchmark datum), more particularly described as follows: Commencing at the Northwest corner of Lot 48; thence South along the West line of Lots 47 and 48 a distance of 1.29 feet; thence East

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and perpendicular to the last described line, a distance of 0.87 feet, to the point of beginning, said point being the finished surface of interior walls of the 3 story brick building (commonly known as 2955-57 N. Kedzie Ave.); thence East 0.45 feet; thence North 0.45 feet; thence East 6.61 feet; thence South 0.50 feet; thence East 44.60 feet; thence South 18.00 feet; thence West 7.66 feet; thence South 8.17 feet; thence West 4.62 feet; thence North 6.11 feet; thence West 0.57 feet; thence South 6.11 feet; thence West 3.00 feet; thence North 4.89 feet; thence West 35.10 feet; thence North 0.30 feet; thence West 0.75 feet; thence North 20.93 feet to the point of beginning, in Cook County, Illinois.

Also

PARCEL 3A: Non-Condominium/Commercial Parcel

That part of Lots 47 and 48 in Bentley's Subdivision of the West ½ of the Northwest ¼ of the Southwest ¼ of the Northwest ¼ of Section 25, Township 40 North, Range 13 East of the Third Principal Meridian, known as non-condominium/commercial parcel more particularly described as follows:

Commencing at the Northwest corner of Lot 48; thence South along the West line of Lots 47 and 48 a distance of 23.94 feet; thence East and perpendicular to the last described line, a distance of 15.26 feet, to the point of beginning, said point being the finished surface of interior walls of the 3 story brick building (commonly known as 2955-57 N. Kedzie Ave.) and lying at and above a horizontal plane at elevation +16.64 (City of Chicago benchmark datum); thence East 13.12 feet to a point lying at and below a horizontal plane at elevation +27.80 (City of Chicago benchmark datum); thence continuing East 6.88 feet; thence South 3.60 feet; thence West 6.88 feet to a point lying at and below a horizontal plane at elevation +27.80 (City of Chicago benchmark datum); thence continuing West 13.12 feet to a point lying at and above a horizontal plane at elevation +16.64 (City of Chicago benchmark datum); thence North 3.63 feet to the point of beginning, all in Cook County, Illinois.

Also

PARCEL 4: Non-Condominium/Commercial Parcel

That part of Lots 47 and 48 in Bentley's Subdivision of the West ½ of the Northwest ¼ of the Southwest ¼ of the Northwest ¼ of Section 25, Township 40 North, Range 13 East of the Third Principal Meridian, known as non-condominium/commercial parcel lying at and above a horizontal plane at elevation +16.64 (City of Chicago benchmark datum) and lying at and below a horizontal plane at elevation +25.21 (City of Chicago benchmark datum), more particularly described as follows:

Commencing at the Southwest corner of Lot 47; thence North along the West line of Lots 47 and 48, a distance of 1.58 feet; thence East and perpendicular to the last described line, a distance of 0.95 feet to the point of beginning, said point being the finished surface of

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interior walls of the 3 story brick building (commonly known as 2955-57 N. Kedzie Ave.); thence North 19.11 feet; thence East 38.72 feet; thence South 6.10 feet; thence East 0.40 feet; thence North 6.10 feet; thence East 4.65 feet; thence South 19.17 feet; thence West 43.79 feet to the point of beginning, all in Cook County, Illinois.

Address of Property: 2955-57 North Kedzie Avenue
3147-51 West Wellington Avenue
Chicago, IL 60618

| Unit No. | Permanent Index No.: |
|--------------------|----------------------|
| 3147-G | 13-25-119-045-1001 |
| 3149-G | 13-25-119-045-1005 |
| 3149-2 | 13-25-119-045-1006 |
| 3149-3 | 13-25-119-045-1007 |
| 3149-4 | 13-25-119-045-1008 |
| 3151-4 | 13-25-119-045-1011 |
| Commercial Parcels | 13-25-119-044-0000 |