

10F3



Doc# 1627710052 Fee \$42.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 10/03/2016 10:08 AM Pg: 1 of 3

**WARRANTY DEED
ILLINOIS STATUTORY**

Property of Cook County Clerk's Office

ES20PA

THE GRANTOR, 4808 NORTH CLARK, LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JOHN FORTENER and DAVID J. LOJESKI, as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: (i) General real estate taxes not yet due, (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the 4806 North Clark Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) road and highways, if any; and (vii) acts done or suffered by Purchaser, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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.

Permanent Real Estate Index Number: 14-08-315-041-0000

Address of Real Estate: 4806 North Clark Street, Unit 402, Chicago, Illinois 60640

16011083NC

Box 400

*Married to each other, S P X
S N
SC Y
INT D

UNOFFICIAL COPY

Dated this 2nd day of August, 2016.

SELLER:

4808 NORTH CLARK, LLC,
an Illinois limited liability company

By: _____

Erlend Candea
Erlend Candea, Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

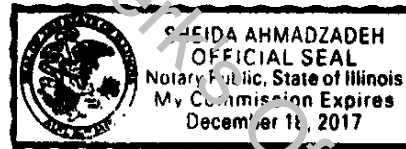
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Erlend Candea**, Manager of **4808 NORTH CLARK, LLC**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2nd day of August, 2016.

[Signature]

Notary Public

Prepared By:
Sheida Ahmadzadeh, Esq.
Fuchs & Roselli, Ltd.
440 West Randolph Street, Suite 500
Chicago, Illinois 60606



Mail To:
Donald A. Smith, Esq.
Ptasinski & Smith, P.C.
241 West Golf Road, Suite 800
Niles, Illinois 60714

Name & Address of Taxpayer:
John Fortener
David J. Lojeski
4806 North Clark Street, Unit 402
Chicago, Illinois 60640

REAL ESTATE TRANSFER TAX		21-Sep-2016
CHICAGO:		4,350.00
CTA:		1,740.00
TOTAL:		6,090.00 *

14-08-315-041-0000 | 20160901659299 | 1-258-956-608
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		21-Sep-2016
COUNTY:		290.00
ILLINOIS:		580.00
TOTAL:		870.00

14-08-315-041-0000 | 20160901659299 | 1-866-999-616

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 402 IN THE 4806 NORTH CLARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 AND LOT 2 (EXCEPT THE SOUTH 25.00 FEET THEREOF) IN BUSCHER'S SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCLUDING COMMERCIAL SPACE AS DELINEATED ON SAID SURVEY, AND DESCRIBED AS FOLLOWS: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 23.06 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION + 37.43 FEET (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT ON THE NORTH PROPERTY LINE, 8.83 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH, A DISTANCE OF 8.47 FEET; THENCE EAST, A DISTANCE OF 6.75 FEET; THENCE SOUTHEASTERLY, A DISTANCE OF 2.45 FEET; THENCE SOUTHEASTERLY, A DISTANCE OF 52.21 FEET; THENCE WEST, A DISTANCE OF 3.06 FEET; THENCE SOUTH, A DISTANCE OF 2.14 FEET; THENCE WEST, A DISTANCE OF 8.53 FEET; THENCE SOUTH, A DISTANCE OF 2.72 FEET; THENCE WEST, A DISTANCE OF 16.18 FEET; THENCE NORTH, A DISTANCE OF 26.15 FEET; THENCE WEST, A DISTANCE OF 7.46 FEET; THENCE NORTH, A DISTANCE OF 9.62 FEET; THENCE WEST, A DISTANCE OF 12.73 FEET; THENCE NORTH, A DISTANCE OF 5.80 FEET; THENCE EAST, A DISTANCE OF 22.33 FEET; THENCE NORTH, A DISTANCE OF 25.64 FEET; THENCE EAST, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1622822097, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2 AND P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 3:

EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-1 AND S-10, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 4:

EXCLUSIVE RIGHT TO THE USE OF ROOF SPACE R2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PIN: 14-08-315-041-0000

ADDRESS: 4806 North Clark Street, Unit 402, Chicago, Illinois 60640