

# UNOFFICIAL COPY

## WARRANTY DEED



Doc# 1629210018 Fee \$42.00

RHSP FEE: \$9.00 PRF FEE \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/18/2016 10:11 AM PG: 1 OF 3

### THE GRANTOR

### EDGEWATER SQUARE II, LLC

A 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 the sum of Ten and No/100 (\$10.00) ----- DOLLARS, and for other good and valuable considerations \_\_\_\_\_ in hand paid, and pursuant to authority given by the managers of said limited liability company, CONVEYS AND WARRANTS to:

JOSEPH D. RESES and CRAIG M. KLUGMAN,  
as Joint Tenants,  
of 3028 N. Sheffield, Apt. 1S, Chicago, IL 60657

FIRST AMERICAN TITLE  
FILE # 2779438

1/2

the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

See legal description attached as "Exhibit A"

Permanent Real Estate Index Number(s): 14-06-409-081-0600  
Address(es) of Real Estate: 1655 W. Edgewater, Chicago, Illinois 60660  
SUBJECT TO: covenants, conditions, and restrictions of record,  
Document No.(s) 1516016055, 1518129067 and 94822600; and to General Taxes for 2016 and subsequent years.

In Witness Whereof, the Grantor has caused its name to be signed to these presents by its Manager, this 5<sup>th</sup> day of October, 2016

Edgewater Square II, LLC

By: CA Devco, LLC, its manager

By: C A Development, Inc., its manager

By: Wendy Andrews  
Wendy Andrews, President

By: J. Paul Bertsche  
J. Paul Bertsche, Secretary

S Y  
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SC M  
INT AS

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Wendy Andrews and J. Paul Bertsche, personally known to me to be the president and secretary for the manager of CA Devco, LLC, manager for Edgewater Square II, LLC, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such president and secretary and authorized agents for the manager aforesaid, they signed and delivered the said instrument, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

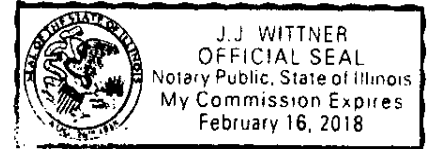
Given under my hand and official seal, this 5<sup>th</sup> day of October, 2016.

Commission expires Feb 16, 2018

  
NOTARY PUBLIC

This instrument was prepared by: Daniel G. Quinn, Attorney, 4479 Central Avenue, Western Springs, IL 60558

Mail to: Jeffrey E. Rochman, Esq.  
Jeffrey E. Rochman & Associates, Ltd.  
55 W. Monroe Street – Suite 2950  
Chicago, IL 60603



Send Subsequent Tax Bills to: Joseph D. Reses and Craig M. Klugman  
1655 W. Edgewater  
Chicago, IL 60660

**REAL ESTATE TRANSFER TAX** 07-Oct-2016



<b>CHICAGO:</b>	8,422.50
<b>CTA:</b>	3,369.00
<b>TOTAL:</b>	11,791.50 *

14-06-409-081-0000 | 20161001665772 | 1-776-695-104

\* Total does not include any applicable penalty or interest due.

**REAL ESTATE TRANSFER TAX**

07-Oct-2016



<b>COUNTY:</b>	561.50
<b>ILLINOIS:</b>	1,123.00
<b>TOTAL:</b>	1,684.50

14-06-409-081-0000 | 20161001665772 | 0-594-687-808

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## EXHIBIT 'A'

### LEGAL DESCRIPTION

LOT 44 (EXCEPT WEST 10 FEET) AND WEST 15 FEET OF LOT 45 IN BLOCK 4 IN ASHLAND AVENUE AND CLARK STREET ADDITION TO EDGEWATER, BEING A SUBDIVISION IN PARTS OF SECTIONS 5 AND 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1655 West Edgewater, Chicago, IL 60660

P.I.N.: 14-06-409-081-0000

Property of Cook County Clerk's Office