

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTOR **BLUESTONE LAND COMPANY LLC**, an Illinois Limited Liability Company and **207 CULLERTON LLC**, an Illinois limited liability company, organized under the laws of the State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid conveys and warrants to:



Doc# 1700344023 Fee \$48.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/03/2017 10:40 AM PG: 1 OF 6

**RZR LLC BLUESTONE**, an Illinois limited liability company, having its principal place of business at **333 S. Desplaines, Suite 207, Chicago, Illinois 60661**, as to an undivided **one-twelfth (1/12)** interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

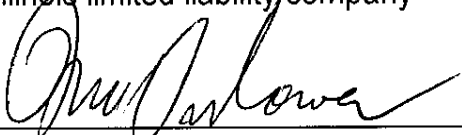
**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF**

Permanent Index Nos.: 17-22-314-024-0000, 17-22-314-028-0000, 17-22-314-039-0000, 17-22-314-040-0000, 17-22-314-041-0000, 17-22-314-042-0000, 17-22-314-037-1049, 17-22-314-037-1066, 17-22-314-037-1067, 17-22-314-037-1068, 17-22-314-037-1074, 17-22-314-037-1170

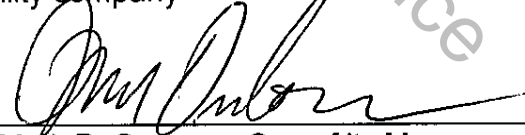
Address: 2001-2011 S. Indiana & 205-209 E. Cullerton, 2011-2015 S. Indiana, 2031 S. Indiana, 2037 S. Indiana, 2039 S. Indiana, P-1, P-18, P-19, P-20, P-26, P-75, Chicago, IL 60616

Dated: October 13, 2016

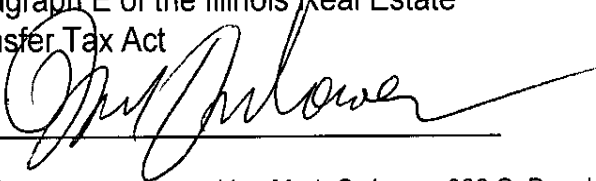
**BLUESTONE LAND COMPANY, LLC**,  
an Illinois limited liability company

By:   
Mark R. Ordower, One of its Managers

**207 CULLERTON LLC**, an Illinois limited liability company

By:   
Mark R. Ordower, One of its Managers

**EXEMPT under the provisions of Section 4,**  
Paragraph E of the Illinois Real Estate  
Transfer Tax Act

  
This Instrument prepared by: Mark Ordower, 333 S. Desplaines, #207, Chicago, IL 60661



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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mark R. Ordower, personally known to me to be the Manager of BLUESTONE LAND COMPANY LLC, an Illinois limited liability company, and the Manager of 207 CULLERTON LLC, an Illinois limited liability company appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority, given by the manager and members of said entity, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13 day of October, 2016



Georgette Phillips  
(Notary Public)

**MAIL DEED TO:**

**SEND SUBSEQUENT TAX BILLS TO:**

MARK R. ORDOWER  
333 S. DESPLAINES STREET, #207  
CHICAGO, ILLINOIS 60661

MARK ORDOWER  
333 S. DESPLAINES STREET, #207  
CHICAGO, ILLINOIS 60661

REAL ESTATE TRANSFER TAX		02-Dec-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		03-Jan-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-22-314-028-0000 | 20161201687534 | 0-891-613-376

17-22-314-028-0000 | 20161201687534 | 0-082-429-120

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

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LEGAL DESCRIPTION ATTACHED

LOTS 1, 2, 3 AND 4 (EXCEPT THE ~~WEST~~ 34.00 FEET THEREOF) IN CHARLES BUSBY'S SUBDIVISION OF LOTS 6 AND 7 IN BLOCK 4 ALSO THE EAST 66.0 FEET OF THE WEST 100.0 FEET OF THE NORTH 11.38 FEET OF LOT 10 IN BLOCK 4 ALL IN GEORGE SMITH'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2001-2011 S. INDIANA AVENUE AND  
205-209 E. CULLERTON AVENUE  
CHICAGO, ILLINOIS

PERMANENT INDEX NO: 17-22-314-028-0000

Property of Cook County Clerk's Office

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## EXHIBIT A

PARCEL 2: *Bluestone Land Company LLC. — Commercial Spaces*  
*2011-2015, 2051, 2057, 2059 S. Indiana Avenue,*  
 LOTS 10, 11, 14, 15 AND 18 IN BLOCK 4 IN GEORGE SMITH'S ADDITION TO CHICAGO IN  
 THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF  
 THE THIRD PRINCIPAL MERIDIAN,

EXCEPTING THEREFROM THE ENTIRE CONDOMINIUM PARCEL INCLUDING THE SOUTH TOWER  
 CONDOMINIUM PORTION 2035 AND THE NORTH TOWER CONDOMINIUM PORTION 2025 TAKEN AS A  
 TRACT:

THAT PART OF LOTS 10, 11, 14 15 AND 18 (EXCEPT THE WEST 34.0 FEET OF SAID LOTS  
 TAKEN FOR WIDENING S. INDIANA AVENUE) TAKEN AS A SINGLE TRACT OF LAND WHICH LIES  
 BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +136.0 FEET (ALL ELEVATIONS  
 HEREINAFTER DESCRIBED ARE CHICAGO CITY DATUM) AND IS BOUNDED AND DESCRIBED AS  
 FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00  
 DEGREES, 01 MINUTES, 04 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, A  
 DISTANCE OF 262.22 FEET (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF  
 S. INDIANA AVENUE AS WIDENED); THENCE NORTH 89 DEGREES, 59 MINUTES, 17 SECONDS  
 EAST ALONG THE WESTERLY EXTENSION OF THE NORTH FACE OF AN EXISTING 5 STORY BRICK  
 BUILDING AND ALONG THE NORTH FACE OF SAID 5 STORY BRICK BUILDING AND ALONG THE  
 EASTERLY EXTENSION OF THE NORTH FACE OF SAID 5 STORY BRICK BUILDING, A DISTANCE  
 OF 143.62 FEET TO THE EAST LINE OF SAID TRACT (THE EAST LINE OF SAID TRACT ALSO  
 BEING THE WEST LINE OF A NORTH-SOUTH 20 FOOT PUBLIC ALLEY); THENCE SOUTH 00  
 DEGREES, 00 MINUTES, 31 SECONDS WEST ALONG THE EAST LINE OF SAID TRACT, A  
 DISTANCE OF 261.88 FEET TO THE SOUTHEAST CORNER OF SAID TRACT (THE SOUTHEAST  
 CORNER OF SAID TRACT ALSO BEING THE SOUTHWEST CORNER OF LOT 18 AFORESAID); THENCE  
 SOUTH 89 DEGREES, 51 MINUTES, 09 SECONDS WEST ALONG THE SOUTH LINE OF SAID  
 TRACT, A DISTANCE OF 143.66 FEET TO THE POINT OF BEGINNING (THE SOUTH LINE OF  
 SAID TRACT ALSO BEING THE NORTH LINE OF E. 21ST STREET),  
 EXCEPTING FROM SAID TRACT, THAT PART WHICH LIES BELOW A HORIZONTAL PLANE HAVING  
 AN ELEVATION OF +32.85 FEET AND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING  
 AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES, 01 MINUTES, 04  
 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 65.31 FEET; THENCE  
 SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 5.45 FEET; THENCE SOUTH 00  
 DEGREES, 00 MINUTES, 00 SECONDS WEST, 1.86 FEET; THENCE SOUTH 90 DEGREES, 00  
 MINUTES, 00 SECONDS EAST, 10.83 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00  
 SECONDS EAST, 3.68 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST,  
 5.80 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 47.4 FEET;  
 THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 18.0 FEET; THENCE SOUTH  
 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 19.60 FEET TO THE SOUTH LINE OF SAID  
 TRACT; THENCE SOUTH 89 DEGREES, 51 MINUTES, 09 SECONDS WEST ALONG THE SOUTH LINE  
 OF SAID TRACT, A DISTANCE OF 40.10 TO THE POINT OF BEGINNING;  
 ALSO EXCEPTING FROM SAID TRACT, THAT PART OF SAID TRACT WHICH LIES BELOW A  
 HORIZONTAL PLANE HAVING AN ELEVATION OF +32.85 FEET CHICAGO CITY DATUM AND IS  
 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID  
 TRACT; THENCE NORTH 00 DEGREES, 01 MINUTES, 04 SECONDS EAST ALONG THE WEST LINE  
 OF SAID TRACT, A DISTANCE OF 131.50 FEET TO THE POINT OF BEGINNING; THENCE  
 CONTINUING NORTH 00 DEGREES, 01 MINUTES, 04 SECONDS EAST ALONG THE WEST LINE OF  
 SAID TRACT, A DISTANCE OF 59.20 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00  
 SECONDS EAST, 5.94 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST,  
 5.10 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 4.72 FEET;  
 THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 1.36 FEET; THENCE SOUTH  
 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 5.38 FEET; THENCE SOUTH 00 DEGREES, 00  
 MINUTES, 00 SECONDS WEST, 27.54 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00  
 SECONDS EAST, 6.53 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST,  
 35.40 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 22.59 FEET TO  
 THE POINT OF BEGINNING;

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ALSO EXCEPTING FROM SAID TRACT, THAT PART OF SAID TRACT LAND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +32.85 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES, 01 MINUTES, 04 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 202.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES, 01 MINUTES, 04 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 60.05 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 17 SECONDS EAST, 22.35 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 43.37 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 3.11 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 8.46 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 6.0 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 8.22 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 19.41 FEET TO THE POINT OF BEGINNING, ALL IN BLOCK 4 IN GEORGE SMITH'S ADDITION TO CHICAGO, IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF LOT 10 IN GEORGE SMITH'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +32.85 FEET AND IS BOUNDED AND DESCRIBED AS FOLLOWS: THE EAST 66.0 FEET OF THE WEST 100.0 FEET OF THE NORTH 11.38 FEET OF SAID LOT 10.

PARCEL 3: *Parking Spaces*

UNIT NUMBERS P-1, P-18, P-19, P-20, P-26 AND P-75 IN THE LAKESIDE LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF LOTS 10, 11, 14, 15 AND 18 IN BLOCK 4 IN GEORGE SMITH'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 22, 2007 AS DOCUMENT 0714215059, AS AMENDED FROM TIME TO TIME; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 3 AS CREATED BY OPERATING AGREEMENT AND DECLARATION OF RECIPROCAL EASEMENTS FOR 2025 AND 2035 S. INDIANA, CHICAGO, ILLINOIS, DATED MAY 2, 2007 AND RECORDED MAY 22, 2007 AS DOCUMENT 0714215059 FROM LAKESIDE LOFTS DEVELOPMENT CORP. AND BLUESTONE LAND COMPANY LLC FOR THE PURPOSE OF INGRESS AND EGRESS OVER PARCEL 2

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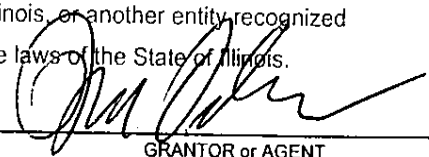
## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 12 | 1 | 2016

SIGNATURE: \_\_\_\_\_



GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

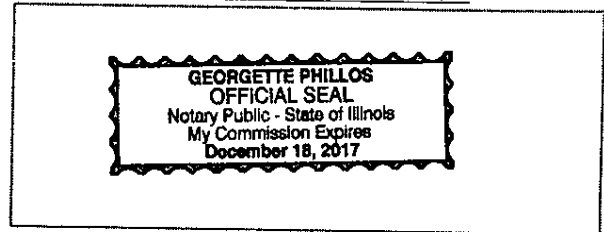
By the said (Name of Grantor): MARK ORDONER

On this date of: 12 | 1 | 2016

NOTARY SIGNATURE: \_\_\_\_\_



AFFIX NOTARY STAMP BELOW

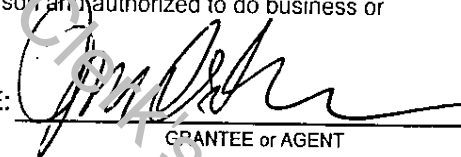


### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person, and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 12 | 1 | 2016

SIGNATURE: \_\_\_\_\_



GRANTEE or AGENT

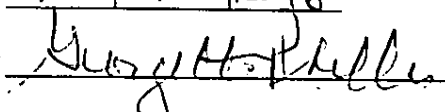
**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

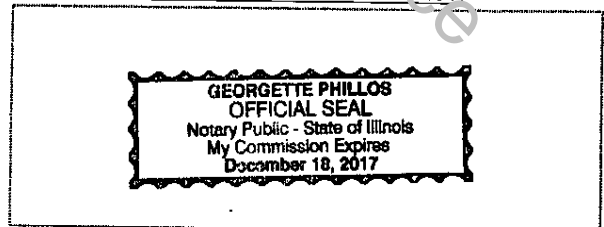
By the said (Name of Grantee): Mark Ordener

On this date of: 12 | 1 | 2016

NOTARY SIGNATURE: \_\_\_\_\_



AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)