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Warranty Deed
(INDIVIDUAL TO INDIVIDUAL)
(ILLINOIS)



Doc# 1707518084 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/16/2017 01:31 PM PG: 1 OF 5

THE GRANTOR, Theo Investments LLC,
an Illinois Corporation, of the City of Northbrook,
County of Cook, State of Illinois for and in consideration of (\$10.00) TEN and 00/100 DOLLARS
and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

JUSTIN SMITH
A.

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

PLEASE SEE ATTACHED LEGAL DESCRIPTION "EXHIBIT A."

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws
of the State of Illinois.

SUBJECT TO (1) general real estate taxes for 2016 and subsequent years; and (2) covenants,
conditions, and restrictions of record.

Commonly Known As:

4055 S. Lake Park Avenue #2
Chicago, Illinois 60653

P.I.N.

20-02-126-029-4042

Seller:

THEO INVESTMENTS LLC
Theodore Kontos, President

S Y
P S
S N
SC Y
INT INT

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REAL ESTATE TRANSFER TAX

15-Mar-2017



CHICAGO:	2,017.50
CTA:	807.00
TOTAL:	2,824.50 *

STATE OF ILLINOIS }
 COUNTY OF COOK } SS:

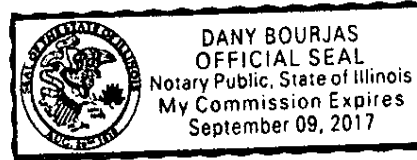
20-02-126-029-4042 | 20170201617586 | 0-060-021-440

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

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Theodore Kontos, 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 his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the rights of homestead.

Subscribed and sworn to before me
 this 10th day of March 2017.


 Notary Public



REAL ESTATE TRANSFER TAX

16-Mar-2017



COUNTY:	134.50
ILLINOIS:	269.00
TOTAL:	403.50

20-02-126-029-4042 | 20170201617586 | 1-675-901-632

1778734 1/2
 Old Republic Title
 9601 Southwest Highway
 Oak Lawn, IL 60453

This Instrument was prepared by:

Dany Bourjas, Esq.
 BOURJAS LAW LLC
 9759 Southwest Highway
 Oak Lawn, Illinois 60453

Mail subsequent tax bills to:

Justin Smith
 4055 S. Lake Park Avenue #2
 Chicago, Illinois 60653

Mail this Instrument to:

~~Kathleen O'Keefe-Rivera, Esq.
 900 N. Franklin Street, Ste. 505
 Chicago, Illinois 60610~~

Justin Smith
 4055 S Lake Park Ave. #2
 Chicago, IL 60653

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 4055-2 IN THE LAKE PARK CRESCENT CITYHOMES CONDOMINIUM (AS HEREINAFTER DESCRIBED), AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, AS LESSOR, AND LAKEFRONT ASSOCIATES I LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED APRIL 4, 2007, WHICH LEASE WAS RECORDED APRIL 6, 2007 AT DOCUMENT 0709634071 AND ASSIGNMENT THERETO RECORDED AUGUST 11, 2008 AS DOCUMENT NUMBER 0822401123, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF 99 YEARS BEGINNING ON APRIL 4, 2007 AND ENDING APRIL 30, 2106, AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND:

PARCEL A:

LOTS 3, 4, 5, 6, 7, 8, 9, 10 AND 11 AND OUTLOT B IN BLOCK 1, ALL IN LAKE PARK CRESCENT, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 0030468270 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, (EXCEPT THE BUILDING AND IMPROVEMENTS LOCATED OR TO BE LOCATED THEREON).

PARCEL B:

LOTS 16, 17, 18, 19, 20, 21, 22, 23 AND 24 AND OUTLOT A IN BLOCK 1, ALL IN LAKE PARK CRESCENT, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 0030468270 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, (EXCEPT THE BUILDING AND IMPROVEMENTS LOCATED OR TO BE LOCATED THEREON).

PARCEL C:

LOTS 3, 4, 5, 6 AND 7 AND OUTLOT B IN BLOCK 2, ALL IN LAKE PARK CRESCENT, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 38, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 0030468270 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS. (EXCEPT THE BUILDING AND IMPROVEMENTS LOCATED OR TO BE LOCATED THEREON). WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0808803115, AS AMENDED

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FROM

TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE(S) 13 and 13A, LIMITED COMMON ELEMENTS AS DELINEATED ON THE PLAT ATTACHED AS EXHIBIT "B" TO THE CONDOMINIUM DECLARATION AFORESAID.

PARCEL 3:

THE PERPETUAL NON-EXCLUSIVE RIGHT AND EASEMENT APPURTENANT TO PARCELS 1, 2 AND 3 TO ENTER UPON THE RENTAL PROPERTY TO CONSTRUCT, INSTALL, MAINTAIN, RELOCATE, RESTORE, REPLACE AND REPAIR CERTAIN SIDEWALKS, DUMPSTER PADS AND ANY ANCILLARY PAVED AREAS THAT MAY BE NECESSARY OR DESIRABLE, FROM TIME TO TIME, ON WHICH TO LOCATE GARBAGE DUMPSTERS AND PROVIDE PEDESTRIAL ACCESS FROM THE CITY HOMES AND RENTAL SIX FLATS (DESCRIBED THEREIN) TO SUCH GARBAGE DUMPSTERS TO BE LOCATED IN, ACROSS, ALONG, UPON AND UNDER THE EASEMENT AREA IN ACCORDANCE WITH THE ATTACHED SITE PLAN AND (B) TO ENTER UPON THE EASEMENT AREA AS NECESSARY TO OBTAIN THE BENEFITS OF THE FOREGOING EASEMENTS, INCLUDING THE RIGHT TO ACCESS AND USE GARBAGE DUMPSTERS PLACED WITHIN THE EASEMENT AREA FOR THE DISPOSAL OF GARBAGE AND THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS RESERVED THEREIN CREATED BY THE RECIPROCAL EASEMENT AGREEMENT MADE BY LAKE PARK CRESCENT ASSOCIATES I L.P., AN ILLINOIS LIMITED PARTNERSHIP (RENTAL OWNER) AND LAKEFRONT ASSOCIATES I LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (SALE OWNER), DATED APRIL 4, 2007 AND RECORDED APRIL 6, 2007 AS DOCUMENT 0709634074 WHICH RENTAL PROPERTY IS DESCRIBED AS FOLLOWS:

LOTS 1, 2, 12, 13, 14, 15, 25 AND 26 IN BLOCK 1. LOTS 1, 2, 8 AND 9 IN BLOCK 2, ALL IN LAKE PARK CRESCENT, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 0030468270 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS

PARCEL 4:

EASEMENTS APPURTENANT TO PARCELS 1, 2 AND 3 TO ENTER UPON, ACROSS, UNDER AND THROUGH THE RENTAL PROPERTY TO MAINTAIN, RELOCATE, RESTORE, REPLACE AND REPAIR THE DRAINAGE PIPES, ANY RELATED CATCH BASINS, PIPE COUPLINGS OR CONNECTORS AND OTHER ANCILLARY FACILITIES OR IMPROVEMENTS INSTALLED TO FACILITATE DRAINAGE OF STORM WATER LOCATED IN, ACROSS, ALONG, UPON, AND UNDER THE EASEMENT AREA IN ACCORDANCE WITH THE SITEPLAN (COLLECTIVELY, THE "DRAINAGE FACILITIES") AND (B) TO ALLOW STORM WATER TO DRAIN, PASS AND FLOW THROUGH AND BE LOCATED AND STORED IN, THROUGH, AND UNDER THE EASEMENT AREA CONTAINED IN THE RECIPROCAL DRAINAGE EASEMENT AGREEMENT BY LAKE PARK CRESCENT ASSOCIATES I

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**L.P., AN ILLINOIS LIMITED PARTERSHIP AND LAKEFRONT ASSOCIATES 1 LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY DATED APRIL 4, 2007 AND
RECORDED APRIL 6, 2007 AS DOCUMENT 0709634075 WHICH RENTAL
PROPERTY IS DESCRIBED AS FOLLOWS:**

**LOTS 1, 2, 12, 13, 14, 15, 25 AND 26 IN BLOCK 1, LOTS 1, 2, 8 AND 9 IN BLOCK 2, ALL
IN LAKE PARK CRESCENT, BEING A SUBDIVISION OF PART OF THE
NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,
ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO.
0030468270 WITH THE RECORDER OF COOK COUNTY, ILLINOIS.**

Address commonly known as:
4055 S Lake Park Ave, # 2
Chicago, IL 60653
PIN#: 20-02-126-029-4042

Property of Cook County Clerk's Office