



1707610087D

Doc# 1707610087 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/17/2017 12:30 PM PG: 1 OF 3

**WARRANTY DEED
ILLINOIS**

This Instrument was prepared by:

Reda & Des Jardins, LLC
736 North Western Ave., Suite 353
Lake Forest, Illinois 60045
www.rdlawyers.com

After recording, mail to:

Hal Lipshutz
Levit & Lipshutz
1120 West Belmont Ave
Chicago, Illinois 60657

Handwritten notes: 16NW 7122919LF C.F.P. 1083

4650 Kedzie Building Corp., an Illinois corporation ("Grantor"), whose address is 1332 N. Halsted Street, Chicago, Illinois 60642, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants" to **Rafael Agosto** ("Grantee"), an individual, not married, whose address is 4665 1/2 North Manor Avenue, Chicago, IL 60625, all interest in the following described real estate situated in the county of Cook, in the state of Illinois, to wit:

- Legal Description: See Legal Description attached hereto as Exhibit "A"
- Property Address: 3201 West Leland Avenue, Unit 710, Chicago, Illinois 60625
- Property Index Number: 13-14-207-040-1022

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.

SUBJECT TO: The following, if any: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable.

SPS/SC/INT stamp with handwritten numbers and signatures

Handwritten initials JM

UNOFFICIAL COPY

EXHIBIT "A" (Legal Description)

PARCEL 1: UNIT 310 IN THE LELAND CROSSING CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF BLOCK 13 IN NORTH WEST LAND ASSOCIATION SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 665.6 FEET THEREOF AND EXCEPT THE NORTHWESTERN ELEVATED RAILROAD YARDS RIGHT OF WAY;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1015344023 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE AFORESAID PARCEL(S) FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED JUNE 2, 2010 AS DOCUMENT NUMBER 1015344022.

ⁱ 765 ILCS 5/35c
ⁱⁱ 765 ILCS 5/9
ⁱⁱⁱ 765 ILCS 5/26