

# UNOFFICIAL COPY

Doc#: 1708615002 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/27/2017 09:12 AM Pg: 1 of 4

**PREPARED BY:**

Steven K. Norgaard  
Attorney at Law  
493 Duane Street, 4th Floor  
Glen Ellyn, IL 60137

Dec ID 20170301627570  
ST/CO Stamp 1-812-427-968 ST Tax \$205.00 CO Tax \$102.50  
City Stamp 1-558-890-176 City Tax: \$2,152.50

**MAIL TAX BILL TO:**

Alexander Velblum, as trustee  
85 Hemlock Lane  
Highland Park, IL 60035

**MAIL RECORDED DEED TO:**

Karen A. Grad  
Attorney at Law  
5750 Old Orchard Rd., Ste. 420  
Skokie, IL 60077

46030104 (2/10)  
GIT

**WARRANTY DEED – LIMITED LIABILITY COMPANY TO INDIVIDUAL**  
(Illinois)

THE GRANTOR(S), Chicago Avenue West, LLC, an Illinois 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 TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to Alexander Velblum, not individually, but as Trustee of the Alexander Velblum Revocable Trust Agreement dated September 7, 2001, of 85 Hemlock Lane, Highland Park, Illinois 60035, party of the second part, the following described Real Estate, situated in the County of COOK, in the State of Illinois, to wit:

THAT PART OF LOT 10 AND LOT 9 (EXCEPT THE EAST 135 FEET THEREOF) IN OSGOOD AND MUIR'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 19.24 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 33.14 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF AFORESAID PREMISES DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10, THENCE EAST ALONG THE SOUTH LINE OF AFORESAID PREMISES, A DISTANCE OF 1.59 FEET; THENCE NORTH ALONG A LINE MAKING AN ANGLE 90 DEGREES 32 MINUTES 01 SECONDS MEASURED COUNTER-CLOCKWISE, EAST TO NORTH FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 1.29 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A FOUR STORY BRICK AND CONCRETE BLOCK BUILDING COMMONLY KNOWN AS 2820-22 WEST CHICAGO AVENUE IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE

NORTH, A DISTANCE OF 38.76 FEET;

EAST, A DISTANCE OF 2.41 FEET;

NORTH, A DISTANCE OF 3.43 FEET;

EAST, A DISTANCE OF 0.39 FEET;

NORTH, A DISTANCE OF 4.22 FEET;

WEST, A DISTANCE OF 0.18 FEET;

NORTH, A DISTANCE OF 6.99 FEET;

EAST, A DISTANCE OF 10.21 FEET;

SOUTH, A DISTANCE OF 20.65 FEET;

EAST, A DISTANCE OF 4.93 FEET;

SOUTH, A DISTANCE OF 10.60 FEET;

SOUTHEAST ALONG A LINE MAKING AN ANGLE OF 143 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE NORTH TO SOUTHEAST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 4.18 FEET;

EAST ALONG A LINE MAKING AN ANGLE OF 143 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE NORTHWEST TO EAST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 1.55 FEET;

SOUTH, A DISTANCE OF 18.70 FEET;

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WEST, A DISTANCE OF 22.14 FEET TO THE POINT OF BEGINNING.

ALSO

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 19.26 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 33.13 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF AFORESAID PREMISES DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT ON NORTH LINE OF WEST CHICAGO AVENUE, 1.35 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 9, THENCE NORTH ALONG THE EAST LINE OF AFORESAID PREMISES, A DISTANCE OF 5.66 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 11 MINUTES 38 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 1.74 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A FOUR STORY BRICK AND CONCRETE BLOCK BUILDING COMMONLY KNOWN AS 2820-22 WEST CHICAGO AVENUE IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE

WEST, A DISTANCE OF 15.45 FEET;

NORTH, A DISTANCE OF 0.10 FEET;

WEST, A DISTANCE OF 6.45 FEET;

NORTH, A DISTANCE OF 14.54 FEET;

EAST, A DISTANCE OF 1.80 FEET;

NORTHEAST ALONG A LINE MAKING AN ANGLE OF 143 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE WEST TO NORTHEAST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 4.43 FEET;

NORTH ALONG A LINE MAKING AN ANGLE OF 143 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE SOUTHWEST TO NORTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 9.34 FEET;

EAST, A DISTANCE OF 1.71 FEET;

NORTH, A DISTANCE OF 2.81 FEET;

WEST, A DISTANCE OF 1.69 FEET;

NORTH, A DISTANCE OF 46.38 FEET;

EAST, A DISTANCE OF 8.23 FEET;

SOUTH, A DISTANCE OF 0.40 FEET;

EAST, A DISTANCE OF 7.31 FEET;

SOUTH, A DISTANCE OF 6.83 FEET;

WEST, A DISTANCE OF 0.21 FEET;

SOUTH, A DISTANCE OF 4.45 FEET;

EAST, A DISTANCE OF 0.48 FEET;

SOUTH, A DISTANCE OF 33.30 FEET;

EAST, A DISTANCE OF 2.11 FEET;

SOUTH, A DISTANCE OF 31.94 FEET TO THE POINT OF BEGINNING.

Commonly known as: 2822 W. Chicago Avenue, Commercial, Chicago, IL 60622



Permanent Tax Number: 16-01-326-050-0000; 16-01-326-083-0000


(both PINs for underlying land; part of the property in question and other property)

THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTOR.

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 21<sup>st</sup> day of March, 2017.

Chicago Avenue West, LLC  
  
 By \_\_\_\_\_  
 Peter N. Allen, Authorized Member or Manager

| REAL ESTATE TRANSFER TAX  |           | 24-Mar-2017 |
|---|-----------|-------------|
|  | COUNTY:   | 102.50      |
|  | ILLINOIS: | 205.00      |
|   | TOTAL:    | 307.50      |
| 16-01-326-083-0000   20170301627570   1-812-427-968                                 |           |             |

| REAL ESTATE TRANSFER TAX   |          | 24-Mar-2017 |
|--|----------|-------------|
|  | CHICAGO: | 1,537.50    |
|  | CTA:     | 615.00      |
|  | TOTAL:   | 2,152.50 *  |
| 16-01-326-083-0000   20170301627570   1-558-890-176                                  |          |             |
| * Total does not include any applicable penalty or interest due.                     |          |             |

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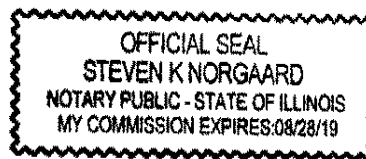
STATE OF ILLINOIS            )  
   ) SS  
 COUNTY OF DUPAGE         )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Peter N. Allen, personally known to me to be the Authorized Member or Manager of Chicago Avenue West, LLC, an Illinois Limited Liability Company, and 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 as such Authorized Member or Manager, he signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, 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 notarial seal, this 21<sup>st</sup> Day of March 2017

*[Signature]*  
 \_\_\_\_\_  
 Notary Public

My commission expires: \_\_\_\_\_



Property of Cook County Clerk's Office

