

UNOFFICIAL COPY

Doc#: 1720915069 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/28/2017 10:08 AM Pg: 1 of 4

Dec ID 20170701696327
ST/CO Stamp 1-538-444-736 ST Tax \$565.00 CO Tax \$282.50
City Stamp 0-218-959-296 City Tax: \$5,932.50

WARRANTY DEED ILLINOIS STATUTORY

17007402 N/C
D2 DG
LOF2

THE GRANTOR, 5820 N CLARK, LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ~~JEFF E & S. FRY and ALEKSA M. WESTWATER, as husband and wife, not as joint tenants, or tenants in common, but as Tenants by the Entirety~~, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: (i) General real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the 5820 North Clark Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) road and highways, if any; and (vii) acts done or suffered by Purchaser, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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.

Permanent Real Estate Index Number: 14-06-406-019-0000
14-06-406-020-0000

Address of Real Estate: 5820 North Clark Street, Unit 302, Chicago, Illinois 60660

UNOFFICIAL COPY

Dated this 13th day of July, 2017.

SELLER:

5820 N CLARK, LLC,
an Illinois limited liability company

By: *Erlend Candea*
Erlend Candea, Manager

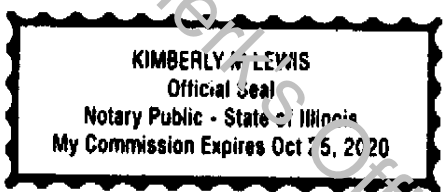
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Erlend Candea**, Manager of **5820 N CLARK, LLC**, an Illinois limited liability company, 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 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 right of homestead.

Given under my hand and official seal, this 13th day of July, 2017.

Kimberly M Lewis
Notary Public

Prepared By:
Jessica T. Horwitz, Esq.
Fuchs & Roselli, Ltd.
440 West Randolph Street, Suite 500
Chicago, Illinois 60606



Mail To:
Renee C Norgle, Esq. *Jeffery S. Fry + Aleksa Westwater*
Norgle and O'Leary, LLC *5820 N. Clark, #302*
120 South State Street, Suite 200 *Chicago, IL 60660*
Chicago, Illinois 60603

Name & Address of Taxpayer:
Jeffery S. Fry
Aleksa M. Westwater
5820 North Clark Street, Unit 302
Chicago, Illinois 60660

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 302 IN THE 5820 NORTH CLARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOT 7 (EXCEPT THAT PART THEREOF TAKEN FOR WIDENING NORTH CLARK STREET AND CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED APRIL 1, 1926 AS DOCUMENT 9225037 IN BOOK 22478 PAGE 283) IN BLOCK 7 IN BARRET AND GALLOWAY'S RE-SUBDIVISION OF BLOCKS 7, 8 AND 9 IN HENRYTOWN AND THE NORTH 100 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5 AND THE NORTH 100 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALSO

LOT 5 (EXCEPT THE NORTH 20 FEET THEREOF) AND LOT 6 IN BLOCK 7 IN BARRET AND GALLOWAY'S RE-SUBDIVISION OF BLOCKS 7, 8 AND 9 IN HENRYTOWN AND THE NORTH 100 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5 AND THE NORTH 100 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING NORTH CLARK STREET)

EXCEPTING THEREFROM

COMMERCIAL SPACE 1: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 23.56 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION + 37.86 FEET (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 1.58 FEET SOUTH AND 1.94 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH, A DISTANCE OF 55.65 FEET; THENCE WEST, A DISTANCE OF 8.40 FEET; THENCE SOUTH, A DISTANCE OF 4.00 FEET; THENCE WEST, A DISTANCE OF 29.73 FEET; THENCE NORTH, A DISTANCE OF 23.67 FEET; THENCE EAST, A DISTANCE OF 8.46 FEET; THENCE NORTH, A DISTANCE OF 22.18 FEET; THENCE EAST, A DISTANCE OF 8.44 FEET; THENCE NORTH, A DISTANCE OF 14.37 FEET; THENCE EAST, A DISTANCE OF 13.35 FEET; THENCE SOUTH, A DISTANCE OF 0.50 FEET; THENCE EAST, A DISTANCE OF 7.72 FEET TO THE POINT OF BEGINNING.

AND

COMMERCIAL SPACE 2: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 23.56 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION + 37.86 FEET (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 2.47 FEET NORTH AND 3.54 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST, A DISTANCE OF 0.54 FEET; THENCE SOUTH, A DISTANCE OF 0.80 FEET; THENCE WEST, A DISTANCE OF 10.78

UNOFFICIAL COPY

FEET; THENCE SOUTH, A DISTANCE OF 0.50 FEET; THENCE WEST, A DISTANCE OF 22.93 FEET; THENCE SOUTH, A DISTANCE OF 0.52 FEET; THENCE WEST, A DISTANCE OF 7.72 FEET; THENCE NORTH, A DISTANCE OF 5.00 FEET; THENCE WEST, A DISTANCE OF 12.47 FEET; THENCE NORTH, A DISTANCE OF 24.55 FEET; THENCE EAST, A DISTANCE OF 20.71 FEET; THENCE NORTH, A DISTANCE OF 7.85 FEET; THENCE WEST, A DISTANCE OF 8.15 FEET; THENCE NORTH, A DISTANCE OF 22.94 FEET; THENCE EAST, A DISTANCE OF 29.75 FEET; THENCE SOUTH, A DISTANCE OF 2.46 FEET; THENCE EAST, A DISTANCE OF 11.31 FEET; THENCE SOUTH, A DISTANCE OF 1.00 FEET; THENCE EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH, A DISTANCE OF 55.08 FEET TO THE POINT OF BEGINNING;

AND EXCEPTING

P-5/COMMERCIAL SPACE 2:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +23.44 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +37.21 FEET (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 64.67 FEET NORTH AND 63.54 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH, A DISTANCE OF 18.00 FEET; THENCE EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING;

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1719816054, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-25, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 3: EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-10, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PIN: 14-06-406-019-0000
14-06-406-020-0000

ADDRESS: 5820 North Clark Street, Unit 302, Chicago, Illinois 60660