

UNOFFICIAL COPY

After recording mail to:

Stone Pogrud & Korey LLC
Attn: Dean J. Lurie
1 East Wacker Drive, Suite 2610
Chicago, Illinois 60601

Send subsequent tax bills to:

Saxony Clark, LLC
1660 Ryders Lane
Highland Park, Illinois 60035



1724144019

Doc# 1724144019 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/29/2017 12:03 PM PG: 1 OF 3

WARRANTY DEED

THIS WARRANTY DEED is made as of August 28, 2017 between **2937-35 NORTH CLARK, LLC, an Illinois limited liability company**, having an address at 817 Elm Street, Winnetka, Illinois 60093 ("Grantor"), and **SAXONY CLARK, LLC, an Illinois limited liability company**, having an address at 1660 Ryders Lane, Highland Park, Illinois 60035 ("Grantee"). For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor CONVEYS and WARRANTS to Grantee, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows ("Property"):

Please see **Exhibit A** attached hereto and made a part hereof.

PIN: 14-28-111-047-0000

Commonly known as: 2935 North Clark, Chicago, Illinois 60657

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns FOREVER, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; existing leases and tenancies; and general real estate taxes not yet due and payable.

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REAL ESTATE TRANSFER TAX

29-Aug-2017



CHICAGO:	14,887.50
CTA:	5,955.00
TOTAL:	20,842.50 *

14-28-111-047-0000 | 20170801613842 | 1-930-777-536

REAL ESTATE TRANSFER TAX

29-Aug-2017



COUNTY:	992.50
ILLINOIS:	1,985.00
TOTAL:	2,977.50

14-28-111-047-0000 | 20170801613842 | 1-147-076-032

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

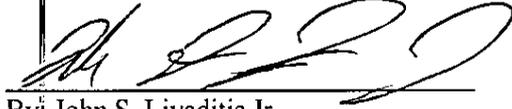
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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Warranty Deed this 28th day of August, 2017.

Grantor:

2937-35 North Clark, LLC,
an Illinois limited liability company



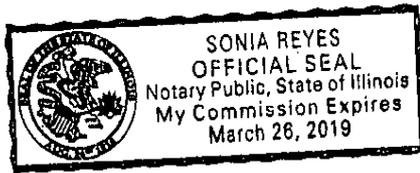
By: John S. Livaditis Jr.
Its: Manager

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 **John S. Livaditis Jr.**, personally known to me to be the **Manager** of **2937-35 North Clark LLC**, acknowledged that he signed and delivered this Termination on behalf of said company as its duly authorized representative.

Given under my hand and seal this 25th day of August, 2017.

SEAL



Sonia Reyes
NOTARY PUBLIC
My commission expires: March 26, 2019

This document was prepared by:

Dubin Singer PC
c/o Jordan Gray
123 North Wacker Drive
Suite 1600
Chicago, Illinois 60606

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EXHIBIT A Legal Description

LOT 15 AND THAT PART OF LOT 14 DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 14 AND RUNNING THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 14 A DISTANCE OF 77/100 FEET; THENCE NORTHEASTERLY A DISTANCE OF 1.33 FEET TO A POINT 1.33 FEET NORTH (MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF SAID LOT 14; THENCE SOUTHEASTERLY A DISTANCE OF 53/100 FEET TO A POINT 87/100 FEET NORTH (MEASURED AT RIGHT ANGLES) OF SAID SOUTH LINE; THENCE EASTERLY A DISTANCE OF 66.25 FEET TO A POINT 91/100 FEET NORTH (MEASURED AT RIGHT ANGLES) OF SAID SOUTH LOT LINE; THENCE SOUTH A DISTANCE OF 91/100 FEET TO A POINT ON SAID SOUTH LINE OF LOT 14 WHICH IS 57.73 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT AND THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 67.27 FEET TO PLACE OF BEGINNING, BEING IN WILLIAM KNOKE AND OTHERS SUBDIVISION OF PART OF BLOCK 1 IN SUBDIVISION OF THE NORTH 20 ACRES OF THE SOUTH 50 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1904 AS DOCUMENT 3527220 IN BOOK 86, PAGE 35 OF PLATS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office