

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED (LLC to Individual)

Doc#: 1821955002 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/07/2018 10:26 AM Pg: 1 of 4

Dec ID 20180701637990  
ST/CO Stamp 2-061-831-968 ST Tax \$320.00 CO Tax \$160.00  
City Stamp 1-524-961-056 City Tax: \$3,360.00

Chicago Title *AK*  
1857057 *BNB*

THIS INDENTURE, made this 6<sup>th</sup> day of August, 2018 between KINZIE/LASALLE STREET PROPERTIES, LLC, a Delaware Limited Liability Company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, and STEPHEN SZARMACK & DEBORAH SZARMACK, husband and wife, as ~~Tenants by the Entirety~~, party of the second part, (GRANTEE'S ADDRESS): 736 SPYRANTHA CIRCLE, GENEVA, IL 60134

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Limited Liability Company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED

*as Joint Tenants*

**SUBJECT TO:** Covenants, conditions, and restrictions of record; easements of record; Declaration of Condominium and any amendments thereto; real estate taxes for 2018;

Permanent Real Estate Index Number(s): 17-09-259-022-1317;  
Address of Real Estate: 400 N. LaSalle Dr., #3412, Chicago, IL 60654

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, or, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**. In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, the day and year first above written.

KINZIE/LASALLE STREET PROPERTIES, LLC

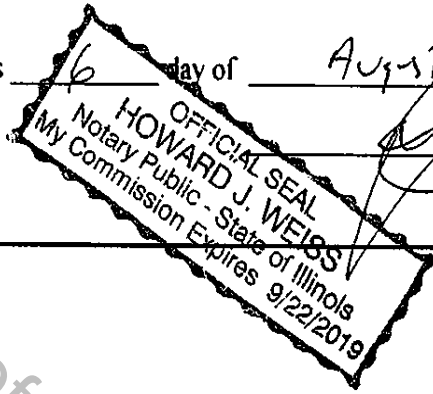
By:   
Speedwagon Property Management, LLC, its Manager  
Jason Schiffman, Manager

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Jason Schiffman, personally known to me to be the Manager of Speedwagon Property Management LLC, which is the Manager of the Kinzie/LaSalle Street Properties, LLC, 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 Manager he signed and delivered the said instrument, pursuant to authority given by the Limited Liability Company, as his free and voluntary act, 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 official seal, this 6 day of August, 2018



(Notary Public)

Prepared By: Howard J. Weiss  
1416 Techny Road  
Northbrook, IL 60062

Mail To: ~~Ms. Joan Maloney, 1404 W. Ohio St., Chicago, IL 60642~~

736 SAMANTHA CIRCLE, GENEVA, IL 60134

Name & Address of Taxpayer:

Stephen Szarmack & Deborah Szarmack

~~400 N. LaSalle, #3412~~

~~Chicago, IL 60654~~

736 SAMANTHA CIRCLE

GENEVA, IL 60134

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

Order No.: 18ST03793NB

**For APN/Parcel ID(s): 17-09-259-022-1317**

Parcel 1: Unit 3412 together with the exclusive right to use common element S-118 in the 400 N. LaSalle Condominium, as delineated on a survey of the following described real estate:

Lots 1 to 8, inclusive, together with the private court South and adjoining said Lot 2, East of and adjoining said Lots 3 and 4, North of and adjoining said Lots 6 and 7 and West of and adjoining said Lot 8 in the Assessor's Division of Block 9 in Newberry's Addition to Chicago, together with Lot 1 (except that part taken for LaSalle Street) and Lots 2, 3, 4, 5, and 6 (except the East 20 feet of Lot 6) and that part of the East-West 18.00 foot public alley lying North of Lots 1, 2 and 3 (except the East 20 feet of Lot 1 taken for widening LaSalle Street) and lying South of Lots 4, 5 and 6 (except the East 20 feet of Lot 6 taken for widening LaSalle Street) in Block 4 in Wolcott's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, all taken as a tract, lying East of a line described as follows: beginning on the South line of said Lot 8, a distance of 175.12 feet East of the Southwest corner of Lot 5, thence North, perpendicular to said South line, 121.80 feet, thence West, perpendicular to the last described course, 1.46 feet; thence North, perpendicular to the last described course, 9.70 feet, thence West, perpendicular to the last described course 1.00 feet, thence North, perpendicular to the last described course, 20.00 feet; thence East, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 2.00 feet; thence West, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 20.00 feet; thence East, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 2.0 feet, thence West, perpendicular to the last described course 20.00 feet; thence East, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 2.0 feet, thence West, perpendicular to the last described course 20.00 feet; thence East, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 16.42 feet; thence East, perpendicular to the last described course, 1.46 feet; thence North, perpendicular to the last described course, 8.53 feet to a point on the North line of said Lot 8, a distance of 174.57 feet East of the Northwest corner of said Lot 1, in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as document number 0528710194 recorded October 14, 2005, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: Easements for the benefit of Parcel 1 as created by Declaration of Reciprocal easements and Parking and Development Rights, dated November 11, 2001 and recorded March 22, 2002 as document 20331215, as amended by First Amendment to Declaration of Reciprocal Easements and Parking and Development Rights, dated April 21, 2005 and recorded April 22, 2005 as document number 0511244023 over, upon and across the Land described as follows:

Lots 1 to 8, inclusive, together with the private court South and adjoining said Lot 2, East of and adjoining said Lots 3 and 4, North of and adjoining said Lots 6 and 7 and West of and adjoining said Lot 8 in the Assessor's Division of Block 9 in Newberry's Addition to Chicago, together with Lots 1 (except that part taken for LaSalle Street) and Lots 2, 3, 4, 5, and 6 (except the East 20 feet of Lot 6) and that part of the East-West 18.00 foot public alley lying North of Lots 1, 2 and 3 (except the East 20 feet of Lot 1 taken for widening LaSalle Street) and lying South of Lots 4, 5 and 6 (except the East 20 feet of Lot 6 taken for widening LaSalle Street) in Block 4 in Wolcott's Addition to Chicago in Section 9, Township 39

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## LEGAL DESCRIPTION

(continued)

North, Range 14, East of the Third Principal Meridian, all taken as a tract, lying West of and adjoining Parcel 1, in Cook County, Illinois.

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