

# UNOFFICIAL COPY

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738242

## WARRANTY DEED ILLINOIS STATUTORY



\*19170221160\*

Doc# 1917022116 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/19/2019 03:38 PM PG: 1 OF 7

### MAIL TO:

Judy DeAngelis  
Law Office of Judy L. DeAngelis  
767 Walton Lane  
Grayslake, IL 60030

### NAME & ADDRESS OF TAXPAYER

Byron Adams and Stephanie Stern  
650 W Wayman St., Unit 107C  
Chicago, IL, 60661

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

THE GRANTOR, ACQUITRIO Mid Rise LLC, a Delaware Limited Liability Company, of 420 Lexington Avenue, Suite 2821, New York, New York 10170, for and in consideration of TEN and 00/100 DOLLARS, and other good and VALUABLE CONSIDERATION in hand paid, CONVEY(S) AND WARRANT(S) to **Byron Adams and Stephanie Stern**, husband and wife, as tenants by the entirety and not as joint tenants or tenants in common, of 650 W Wayman St., Unit 107C, Chicago, IL, 60661, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE LEGAL DESCRIPTION ATTACHED HERETO

Hereby releasing and waiving all rights under and by any virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the above granted premises unto the party of the second part forever, as FEE SIMPLE.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any.

Permanent Index Number(s): 17-09-301-009-1004; 17-09-301-010-1147; 17-09-301-010-1148

Commonly Known As: 650 W Wayman St., Unit 107C, Chicago, IL, 60661

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**GRANTOR**

**ACIF I TRIO MID RISE LLC**



By: Benjamin Friedman  
Its: President

**COOK COUNTY  
RECORDER OF DEEDS**

**COOK COUNTY  
RECORDER OF DEEDS**

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STATE OF Illinois }  
 }ss.  
COUNTY OF Cook }

I, the undersigned, Benjamin Friedman, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Benjamin Friedman**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he sealed and delivered the foregoing instrument as his free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 3rd day of June, 2019.

SEAL:

Sarah Griffith  
Notary Public

My Commission expires on Sept 18, 2022



Prepared by:

**Chawla & Ravani, P.C.**  
Attn: Animesh K. Ravani, Esq.  
1016 W. Jackson Blvd., Ste. 509  
Chicago, IL 60607

COOK COUNTY CLERK'S OFFICE

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## EXHIBIT "A"

PARCEL 1: UNIT NUMBER 107C IN THE TRIO I CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: (THAT PORTION OF) LOTS 1 TO 11, BOTH INCLUSIVE, IN BLOCK 62 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE INTEREST ACCRUING TO SAID LOTS IN AND TO VACATED CARROLL AVENUE NORTH AND ADJOINING SAID LOTS AND ALSO EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE NORTH SUBURBAN MASS TRANSIT, A MUNICIPAL CORPORATION OF ILLINOIS BY DEED RECORDED MARCH 5, 1976 AS DOCUMENT NUMBER 23408724, AS CORRECTED BY DEED RECORDED NOVEMBER 14, 1978 AS DOCUMENT NUMBER 24716776; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0723403023, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: A PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 31, 2005 AS DOCUMENT NUMBER 0509033011, AND AS AMENDED FROM TIME TO TIME, MADE BY AND BETWEEN 325 UNION, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND CMC HEARTLAND PARTNERS, A DELAWARE LIMITED PARTNERSHIP FOR THE PURPOSE OF INGRESS AND EGRESS OVER, UPON AND ACROSS THE DRIVE AISLES AND IN ANY PARKING DECK IMPROVEMENTS FROM TIME TO TIME LOCATED ON THE CMC PROPERTY TO PROVIDE FOR MOTOR VEHICLES TO AND FROM THE 325 PROPERTY FROM AND TO DES PLAINES AVENUE.

PARCEL 3: UNIT NUMBERS GU-147, GU-148 IN THE TRIO PARK GARAGE CONDOMINIUM; AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: (THAT PORTION OF) LOTS 1 TO 11, BOTH INCLUSIVE, IN BLOCK 62 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE INTEREST ACCRUING TO SAID LOTS IN AND TO VACATED CARROLL AVENUE NORTH AND ADJOINING SAID LOTS AND ALSO EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE NORTH SUBURBAN MASS TRANSIT, A MUNICIPAL CORPORATION OF ILLINOIS, BY DEED RECORDED MARCH 5, 1976 AS DOCUMENT NUMBER 23408724, AS CORRECTED BY DEED RECORDED NOVEMBER 14, 1978 AS DOCUMENT NUMBER 24716776; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0723403024, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4: A PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 4 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT AND RECORDED MARCH 31, 2005 AS DOCUMENT NUMBER 0509033011 MADE BY AND BETWEEN 325 UNION, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND CMC HEARTLAND PARTNERS, A DELAWARE LIMITED PARTNERSHIP FOR THE PURPOSE OF INGRESS AND EGRESS OVER, UPON AND ACROSS THE DRIVE AISLES IN ANY PARKING DECK IMPROVEMENTS FROM TIME TO TIME LOCATED ON THE CMC PROPERTY TO PROVIDE ACCESS FOR MOTOR VEHICLES TO AND FROM THE 325 PROPERTY FROM AND TO DES PLAINES AVENUE.

PARCEL 5: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 4 AS CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS RECORDED AUGUST 14, 2007 AS DOCUMENT 0722615059 AS AMENDED BY 1026441130.

PARCEL 6: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 4 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECIPROCAL EASEMENT AGREEMENT RECORDED AUGUST 22, 2007 AS DOCUMENT NUMBER 0723403022.

PARCEL 7: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 4 AS CREATED BY THE DECLARATION OF EASEMENTS FOR ENCROACHMENTS, ADJACENT WALLS, ACCESS AND

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MAINTENANCE RECORDED AUGUST 14,2007 AS DOCUMENT 0722615058.

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## REAL ESTATE TRANSFER TAX

10-Jun-2019



**CHICAGO:**

2,670.00

**CTA:**

1,068.00

**TOTAL:**

3,738.00 \*

17-09-301-009-1004 | 20190601690727 | 0-772-513-888

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

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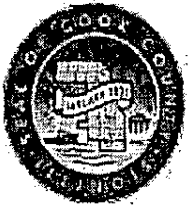
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## REAL ESTATE TRANSFER TAX

10-Jun-2019



<b>COUNTY:</b>	178.00
<b>ILLINOIS:</b>	356.00
<b>TOTAL:</b>	534.00

17-09-301-009-1004

| 20190601690727 | 2-123-997-280