

# UNOFFICIAL COPY

Doc#: 2035101098 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/16/2020 11:46 AM Pg: 1 of 12

Dec ID 20201101664064  
ST/CO Stamp 2-092-202-976 ST Tax \$530.00 CO Tax \$265.00  
City Stamp 1-415-822-304 City Tax: \$5,565.00

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## Warranty Deed Statutory (Illinois)

THE GRANTOR(S), **T&B VENTURES, LLC**, an Illinois limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **SWAMINARYAN PROPERTIES, LLC**, an Illinois limited liability company all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

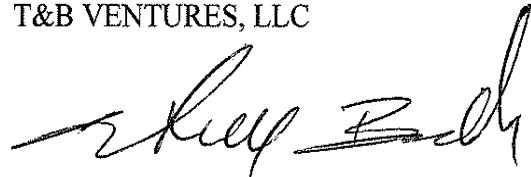
SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Address: 2401-2409 S. Oakley Ave. and 2251-2253 W. 24<sup>th</sup> St. Chicago, IL 60608  
PIN #: 17-30-116-040-0000

Subject, however, to the general taxes for the year of 2020 and thereafter, to all instruments, covenants, of record, and applicable zoning laws, ordinances, regulations or subdivision indentures.

Dated this 12 day of November, 2020.

T&B VENTURES, LLC



By: Stanley Boduch  
Its: Member

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HERTZ RD.  
SUITE 305  
PARK RIDGE, IL 60068

202700


1481

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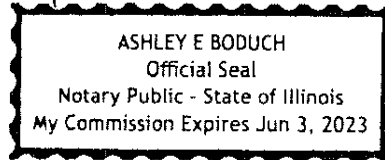
STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF Cook            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Stanley Boduch of T&B VENTURES, LLC** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 notarial seal, this 12 day of November, 2020.

  
\_\_\_\_\_  
Notary Public

My commission expires: June 3, 2023



**THIS DOCUMENT PREPARED BY:**

Fuksa Khorshid, LLC  
Lucas Fuksa  
200 W. Superior St. Suite 410  
Chicago, IL 60654

**MAIL TAX BILL TO:**

Sivamangaraya Properties LLC  
670 S. Higgins Rd S. 132  
Schaumburg, IL 60173

**MAIL RECORDED DEED TO:**

Same as above  
\_\_\_\_\_  
\_\_\_\_\_

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****EXHIBIT A****Legal:**

**BEING PARTS OF LOTS 47 TO 50 INCLUSIVE IN BLOCK 12 IN REAPERS ADDITION TO CHICAGO IN SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMERCIAL UNIT 101:**

**THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 13.88 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 25.63 FEET ABOVE CHICAGO CITY DATUM WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 47 TO 50 INCLUSIVE, TAKEN AS A SINGLE TRACT IN BLOCK 12 IN REAPER'S ADDITION TO CHICAGO IN SECTION 30, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHWEST CORNER OF A THREE STORY BRICK BUILDING COMMONLY KNOWN AS 2401-2409 SOUTH OAKLEY AVENUE IN CHICAGO, SAID CORNER OF BUILDING BEING ON THE WEST LINE OF SAID LOT 47 EXTENDED SOUTH AND 0.05 FEET SOUTHERLY DISTANT FROM THE SOUTHWEST CORNER OF SAID LOT 47;**

**THENCE NORTH ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 1.00 FOOT; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.00 FOOT TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;**

**THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF A WALL OF SAID BUILDING, A DISTANCE OF 13.66 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 6.20 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.05 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 11.60 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 3.94 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 41.97 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.45 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 4.73 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.45 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 12.05 FEET TO A**

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CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 18.60 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 4.75 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.40 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.50 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.40 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 12.07 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.40 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.45 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.40 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 22.04 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.35 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.53 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.35 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 26.56 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.35 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.53 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.40 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.07 FEET TO THE POINT OF BEGINNING.

**UNIT 101 BASEMENT**

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 5.24 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 11.82 FEET ABOVE CHICAGO CITY DATUM WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 47 TO 50 INCLUSIVE, TAKEN AS A SINGLE TRACT IN BLOCK 12 IN REAPER'S ADDITION TO CHICAGO IN SECTION 30, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

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American Land Title Association

File Number : 2027200  
Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016

COMMENCING AT THE SOUTHWEST CORNER OF A THREE STORY BRICK BUILDING COMMONLY KNOWN AS 2401-2409 SOUTH OAKLEY AVENUE IN CHICAGO, SAID CORNER OF BUILDING BEING ON THE WEST LINE OF SAID LOT 47 EXTENDED SOUTH AND 0.05 FEET SOUTHERLY DISTANT FROM THE SOUTHWEST CORNER OF SAID LOT 47; THENCE NORTH ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 1.00 FOOT; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.00 FOOT TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF A WALL OF SAID BUILDING, A DISTANCE OF 18.65 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 33.07 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 18.65 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 33.07 FEET TO A CORNER OF THE WALL;

**COMMERCIAL UNIT 102**

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 13.89 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 25.63 FEET ABOVE CHICAGO CITY DATUM WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 47 TO 50 INCLUSIVE, TAKEN AS A SINGLE TRACT IN BLOCK 12 IN REAPER'S ADDITION TO CHICAGO IN SECTION 30, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF A THREE STORY BRICK BUILDING COMMONLY KNOWN AS 2401-2409 SOUTH OAKLEY AVENUE IN CHICAGO, SAID CORNER OF BUILDING BEING ON THE WEST LINE OF SAID LOT 47 EXTENDED SOUTH AND 0.05 FEET SOUTHERLY DISTANT FROM THE SOUTHWEST CORNER OF SAID LOT 47;

THENCE NORTH ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 25.77 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.08 FEET TO A POINT ON THE WEST LINE OF SAID LOT 47; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.92 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF A WALL OF SAID BUILDING, A DISTANCE OF 12.50 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 42.44 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 17.29 FEET TO A CORNER

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American Land Title Association

File Number : 2027200  
Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016

OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 24.75 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 3.63 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 11.33 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.16 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL; A DISTANCE OF 6.31 FEET TO THE POINT OF BEGINNING.

**COMMERCIAL UNIT 103**

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 13.88 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 25.63 FEET ABOVE CHICAGO CITY DATUM WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 47 TO 50 INCLUSIVE, TAKEN AS A SINGLE TRACT IN BLOCK 12 IN REAPER'S ADDITION TO CHICAGO IN SECTION 30, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF A THREE STORY BRICK BUILDING COMMONLY KNOWN AS 2401-2409 SOUTH OAKLEY AVENUE IN CHICAGO, SAID CORNER OF BUILDING BEING ON THE WEST LINE OF SAID LOT 47 EXTENDED SOUTH AND 0.05 FEET SOUTHERLY DISTANT FROM THE SOUTHWEST CORNER OF SAID LOT 47;

THENCE NORTH ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 39.83 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.12 FEET TO A POINT ON THE WEST LINE OF SAID LOT 47; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.88 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE BEING ALONG THE INTERIOR FACE OF A WALL OF SAID BUILDING, A DISTANCE OF 14.50 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 4.90 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.80 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 12.50 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 3.69 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 25.09 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 18.98 FEET TO A CORNER OF THE

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**WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 42.44 FEET TO THE POINT OF BEGINNING.**

**COMMERCIAL UNIT 104**

**THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 13.88 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 25.63 FEET ABOVE CHICAGO CITY DATUM WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 47 TO 50 INCLUSIVE, TAKEN AS A SINGLE TRACT IN BLOCK 12 IN READER'S ADDITION TO CHICAGO IN SECTION 30, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS.:**

**COMMENCING AT THE SOUTHWEST CORNER OF A THREE STORY BRICK BUILDING COMMONLY KNOWN AS 2401-2409 SOUTH OAKLEY AVENUE IN CHICAGO, SAID CORNER OF BUILDING BEING ON THE WEST LINE OF SAID LOT 47 EXTENDED SOUTH AND 0.05 FEET SOUTHERLY DISTANT FROM THE SOUTHWEST CORNER OF SAID LOT 47;**

**THENCE NORTH ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 65.83 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.20 FEET TO A POINT ON THE WEST LINE OF SAID LOT 47; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.80 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;**

**THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF A WALL OF SAID BUILDING, A DISTANCE OF 13.64 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.21 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.37 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 16.15 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.90 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.25 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.90 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 10.35 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 7.61 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 9.63 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE**

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OF 10.93 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 25.09 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 3.67 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 12.23 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.60 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL; A DISTANCE OF 5.22 FEET TO THE POINT OF BEGINNING.

**COMMERCIAL UNIT 105**

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 13.88 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 25.63 FEET ABOVE CHICAGO CITY DATUM WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 47 TO 50 INCLUSIVE, TAKEN AS A SINGLE TRACT IN BLOCK 12 IN REAPER'S ADDITION TO CHICAGO IN SECTION 30, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF A THREE STORY BRICK BUILDING COMMONLY KNOWN AS 2401-2409 SOUTH OAKLEY AVENUE IN CHICAGO, SAID CORNER OF BUILDING BEING ON THE WEST LINE OF SAID LOT 47 EXTENDED SOUTH AND 0.05 FEET SOUTHERLY DISTANT FROM THE SOUTHWEST CORNER OF SAID LOT 47;

THENCE NORTH ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 84.62 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.25 FEET TO A POINT ON THE WEST LINE OF SAID LOT 47; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.75 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE BEING ALONG THE INTERIOR FACE OF A WALL OF SAID BUILDING, A DISTANCE OF 8.37 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 3.49 FEET TO A CORNER OF THE WALL; THENCE NORTHEASTERLY ALONG THE INTERIOR FACE OF SAID WALL WHICH MAKES AN ANGLE OF 44 DEGREES 09 MINUTES 10 SECONDS MEASURED COUNTER-CLOCKWISE FROM EAST TO NORTHWESTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 4.13 FEET TO A CORNER OF THE WALL; THENCE NORTH ALONG THE INTERIOR FACE OF SAID WALL WHICH MAKES AN ANGLE OF 45 DEGREE 50 MINUTES 50 SECONDS MEASURED COUNTER-CLOCKWISE FROM NORTHEAST TO NORTH, FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 3.52 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 43.98 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT

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American Land Title Association

File Number : 2027200  
Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016

ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 18.49 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 7.78 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 7.71 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 8.95 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 7.68 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 16.15 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 3.40 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 11.72 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.35 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.70 FEET TO THE POINT OF BEGINNING.

**COMMERCIAL UNIT 106**

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 13.88 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 25.63 FEET ABOVE CHICAGO CITY DATUM WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 47 TO 50 INCLUSIVE, TAKEN AS A SINGLE TRACT IN BLOCK 12 IN REAPER'S ADDITION TO CHICAGO IN SECTION 30, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF A THREE STORY BRICK BUILDING COMMONLY KNOWN AS 2401-2409 SOUTH OAKLEY AVENUE IN CHICAGO, SAID CORNER OF BUILDING BEING ON THE EAST LINE OF SAID LOT 50 EXTENDED NORTH AND 0.10 FEET NORTHERLY DISTANT FROM THE NORTHEAST CORNER OF SAID LOT 50; THENCE WEST ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 25.63 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.13 FEET TO THE NORTH LINE OF SAID TRACT; THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.87 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE EXTENDED, BEING ALONG THE INTERIOR FACE OF A WALL OF SAID BUILDING, A DISTANCE OF 4.94 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.95 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 11.09 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT

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American Land Title Association

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Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016

ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 3.75 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 29.26 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 18.97 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.35 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 14.27 FEET TO THE POINT OF BEGINNING.

**COMMERCIAL UNIT 107**

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 13.88 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 25.63 FEET ABOVE CHICAGO CITY DATUM WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 47 TO 50 INCLUSIVE, TAKEN AS A SINGLE TRACT IN BLOCK 12 IN REAPER'S ADDITION TO CHICAGO IN SECTION 30, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF A THREE STORY BRICK BUILDING COMMONLY KNOWN AS 2401-2409 SOUTH OAKLEY AVENUE IN CHICAGO, SAID CORNER OF BUILDING BEING ON THE EAST LINE OF SAID LOT 50 EXTENDED NORTH AND 0.10 FEET NORTHERLY DISTANT FROM THE NORTHEAST CORNER OF SAID LOT 50; THENCE WEST ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 1.00 FOOT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.10 FEET TO THE NORTH LINE OF SAID TRACT, THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.90 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE EXTENDED, BEING ALONG THE INTERIOR FACE OF A WALL OF SAID BUILDING, A DISTANCE OF 5.85 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.35 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.83 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.35 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 37.61 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 18.83 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 29.47 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.35 FEET TO A CORNER

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American Land Title Association

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OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 12.07 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.45 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 3.75 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 14.68 FEET TO THE POINT OF BEGINNING.

**COMMERCIAL UNIT 107 BASEMENT**

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 5.24 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 11.82 FEET ABOVE CHICAGO CITY DATUM WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 47 TO 50 INCLUSIVE, TAKEN AS A SINGLE TRACT IN BLOCK 12 IN REAPER'S ADDITION TO CHICAGO IN SECTION 30, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF A THREE STORY BRICK BUILDING COMMONLY KNOWN AS 2401-2409 SOUTH OAKLEY AVENUE IN CHICAGO, SAID CORNER OF BUILDING BEING ON THE WEST LINE OF SAID LOT 50 EXTENDED NORTH AND 0.10 FEET NORTHERLY DISTANT FROM THE NORTHEAST CORNER OF SAID LOT 50; THENCE WEST ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 1.00 FOOT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.10 FEET TO THE NORTH LINE OF SAID TRACT; THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.90 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE EXTENDED, BEING ALONG THE INTERIOR FACE OF A WALL OF SAID BUILDING, A DISTANCE OF 5.85 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.35 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.83 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.35 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 13.72 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 18.83 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 21.40 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 18.83 FEET TO THE POINT OF BEGINNING.

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**PIN #:** 17-30-116-040-0000

**PIN #:**

**PIN #:**

**Township:** West Chicago

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