

Doc# 2102206440 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/22/2021 04:39 PM Pg: 1 of 2

**WARRANTY DEED**

Statutory (Illinois)

**THE GRANTOR:**

**P.K. GROUP, INC.,**

an Illinois corporation,  
of the City of Chicago,  
State of Illinois, for and in  
Consideration of Ten and  
no/100 Dollars (\$10.00) in  
hand paid, and other good  
and valuable consideration,

CONVEYS and WARRANTS to

**JLD CLARK LLC**, an Illinois limited liability company

Dec ID 20201201674981  
ST/CO Stamp 0-638-914-528 ST Tax \$130.00 CO Tax \$65.00  
City Stamp 1-041-018-848 City Tax: \$1,365.00

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:  
**SEE LEGAL DESCRIPTION ATTACHED**

**STREET ADDRESS: 6221 N. Clark Street, Unit 1, Chicago, Illinois 60660**

**PIN: 14-05-110-016-1001**

Subject to the following permitted exceptions, if any: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for 2020 and subsequent years; the mortgage or trust deed and acts done or suffered by or through the Purchaser.

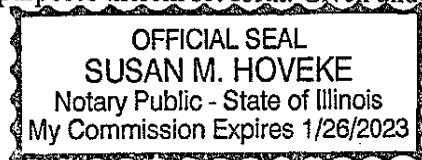
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, forever.

DATED THIS 29<sup>th</sup> DAY OF NOVEMBER, 2020.

  
BOUTROS PETER KASSIS, President  
P.K. GROUP, INC.

State of Illinois, County of Cook ss. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BOUTROS PETER KASSIS, as President of P.K. GROUP, INC. and individually, 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 signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this 29 day of November, 2020.

  
NOTARY PUBLIC



*This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Ste. 140, Lincolnwood, Illinois 60712.*

Mail To:

Statis + Bard Chartered  
c/o Brian Nussbaum  
200 W. Jackson Blvd. Ste 1050  
Chicago IL 60604

Send Subsequent Tax Bills To:

JLD Clark LLC  
c/o George Bumbaris  
6141 N. Hermitage Ave. unit 2D  
Chicago IL 60630

**UNOFFICIAL COPY**

Affinity Title Services, LLC

**Affinity Title Services, LLC**  
 2454 East Dempster Street, Suite 401  
 Des Plaines, IL 60016  
 Phone: (847)257-8000 ~ Fax: (847)296-7890

**EXHIBIT A**

**Address Given:** 6221 N. Clark Street, Unit 1  
 Chicago, IL 60660


**Permanent Index No.:** 14-05-110-016-1001

**Legal Description:**



UNIT NO. 1, IN 6219-23 NORTH CLARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 20.5 FEET OF LOT 77 AND THAT PART OF LOT 78 WHICH LIES SOUTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 78 WHICH IS 6.92 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 78, 110.27 FEET TO AN EXISTING BRICK CHIMNEY; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE AND ALONG THE WEST FACE OF SAID BRICK CHIMNEY 1.69 FEET TO THE NORTH FACE OF SAID CHIMNEY; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 78 AND ALONG THE NORTH FACE OF SAID CHIMNEY 4.01 FEET TO THE EAST FACE OF SAID CHIMNEY; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE AND ALONG THE EAST FACE OF SAID CHIMNEY 1.69 FEET TO A LINE WHICH IS 6.92 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 78; THENCE EAST ALONG SAID PARALLEL LINE 10.72 FEET TO THE EAST LINE OF SAID LOT 78 ALL IN EDGEWATER PARK, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE DRAWN THROUGH A POINT IN THE NORTH LINE OF LOT 125 IN SAID EDGEWATER PARK SUBDIVISION, 59.01 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 125 AND THROUGH A POINT IN THE SOUTH LINE OF LOT 73, IN SAID EDGEWATER PARK SUBDIVISION, 29.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 73, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25392515 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT LR3179075, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

REAL ESTATE TRANSFER TAX	21-Dec-2020
 CHICAGO:	975.00
CTA:	390.00
TOTAL:	1,365.00 *

14-05-110-016-1001 | 20201201674981 | 1-041-018-848

REAL ESTATE TRANSFER TAX	21-Dec-2020
  COUNTY:	65.00
ILLINOIS:	130.00
TOTAL:	195.00

14-05-110-016-1001 | 20201201674981 | 0-638-914-528

*This page is only a part of a 2016 ALT, Commitment for title insurance issued by First American Title Insurance Company. Its Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*