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WARRANTY DEED

Doc#: 2106220283 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/03/2021 02:11 PM Pg: 1 of 5

Dec ID 20210101625572
ST/CO Stamp 0-442-524-688 ST Tax \$1,030.50 CO Tax \$515.25
City Stamp 1-017-242-640 City Tax: \$10,820.25

THE GRANTOR,

REDDY VENTURES 2, LLC, now known as
REDDY VENTURES 3, LLC, an Illinois
limited liability company,

183 Chicago Title 706JA 8 3602 1 1/4
SWM 1 OF 4

of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

**OL REALTY LLC,
520 S. HILLSIDE, ELMHURST, IL 60126**

(Name and Address of Grantees)

all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.

Permanent Index Numbers: 14-20-21-043-0000 Common Address: 3753 N. Clark Street
Chicago, IL 60613

TO HAVE AND TO HOLD said premises individually and in sole tenancy forever.

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

DATED this 6th day of January, 2021

REDDY VENTURES 2, LLC, now known
As REDDY VENTURES 3, LLC, an
Illinois limited liability company.

By: [Signature]

Its: owner

This Instrument was prepared by: Edwin A. Gaussefin, 730 W. Randolph Street, Suite 500, Chicago, IL 60661

MAIL THIS INSTRUMENT AND SUBSEQUENT TAX BILLS TO:

BRADLEY STAVBUS
7055 VETERANS BLVD. UNIT B
BURR RIDGE IL 60527

STATE OF _____)

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COUNTY OF _____)

SS.

I, the undersigned, a Notary Public in and for the said County, and State aforesaid, DO HEREBY CERTIFY that Girija Reddy, manager of Reddy Ventures 2, LLC, now known as Reddy Ventures 3, LLC, 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/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of January, 2021

Benjamin Herrera, Notary Public

Notary Public

My commission expires: March 7, 2023

PLEASE SEE CALIFORNIA
NOTARY CERTIFICATE

Property of Cook County Clerk's Office

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On January 6, 2021 before me, Benjamin Herrera, Notary Public
Date Here Insert Name and Title of the Officer

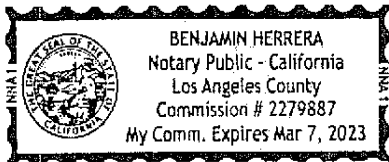
personally appeared Girja Reddy
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~is~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

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LEGAL DESCRIPTION

Order No.: 20GSA836021HH

For APN/Parcel ID(s): 14-20-215-043-0000

PARCEL 1:

LOTS 21, 22, 23 AND 24 IN BLOCK 1 IN BUCKINGHAM'S SECOND ADDITION TO LAKE VIEW, A SUBDIVISION OF ALL OF BLOCK 11 AND PARTS OF BLOCKS 10 AND 12 (EXCEPT THE RAILROAD) OF LAFLIN SMITH AND DYER'S SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESSCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST COMER OF SAID LOT 21, THENCE NORTH ON THE WEST LOT LINE OF SAID LOT 21, A DISTANCE OF 0.88 OF A FOOT TO A POINT; THENCE EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.88 OF A FOOT TO THE INSIDE WALL FACE OF THE FIRST FLOOR OF A FOUR STORY BRICK BUILDING, TO SAID POINT BEING ALSO THE PLACE OF BEGINNING; THENCE ALONG THE INSIDE WALL FACE OF THE FIRST FLOOR OF SAID BRICK BUILDING, THE FOLLOWING 14 COURSES;

1. THENCE NORTH ON THE SAID INSIDE WALL FACE, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 28.06 FEET TO A POINT;
2. THENCE EAST ON SAID INSIDE WALL FACE, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.75 FEET TO A POINT;
3. THENCE NORTH ON SAID INSIDE WALL FACE, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 8.32 FEET TO A POINT;
4. THENCE WEST ON SAID INSIDE WALL FACE, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.75 FEET TO A POINT;
5. THENCE NORTH ON SAID INSIDE WALL FACE, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 29.69 FEET TO A POINT;
6. THENCE EAST ON SAID INSIDE WALL FACE, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.75 FEET TO A POINT;
7. THENCE NORTH ON SAID INSIDE WALL FACE, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 8.47 FEET TO A POINT;
8. THENCE WEST ON SAID INSIDE WALL FACE, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.75 FEET TO A POINT;
9. THENCE NORTH ON SAID INSIDE WALL FACE, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 29.67 FEET TO A , POINT;
10. THENCE EAST ON SAID INSIDE WALL FACE, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.75 FEET TO A POINT;
11. THENCE NORTH ON SAID INSIDE WALL FACE, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 8.39 FEET TO A POINT;

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LEGAL DESCRIPTION

(continued)

12. THENCE WEST ON SAID INSIDE WALL FACE, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.75 FEET TO A POINT;

13. THENCE NORTH ON SAID INSIDE WALL FACE, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 18.70 FEET TO A POINT;

14. THENCE EAST ON SAID INSIDE WALL FACE, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 4.03 FEET TO A POINT;

THENCE SOUTHEASTERLY THROUGH AN ANGLE OF 210 DEGREES 04 MINUTES 00 SECONDS MEASURED CLOCKWISE ON THE INSIDE WALL FACE, A DISTANCE OF 26.70 FEET TO A POINT; THENCE SOUTHWESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 4.67 FEET TO A POINT; THENCE SOUTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 20.30 FEET TO A POINT, THENCE EASTERLY THROUGH AN ANGLE OF 149 DEGREES 59 MINUTES 25 SECONDS MEASURED CLOCKWISE, ON THE INSIDE WALL FACE, A DISTANCE OF 18.80 FEET TO A POINT; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ON THE INSIDE WALL FACE, A DISTANCE OF 17.70 FEET; THENCE WESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ON THE INSIDE WALL FACE, A DISTANCE OF 19.19 FEET TO A POINT; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ON THE INSIDE WALL FACE, A DISTANCE OF 65.32 FEET TO A POINT; THENCE WESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ON THE INSIDE WALL FACE, A DISTANCE OF 14.42 FEET TO A POINT; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 20.50 FEET TO A POINT; THENCE WESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ON THE INSIDE WALL FACE, A DISTANCE OF 27.69 FEET TO THE PLACE OF BEGINNING, BEING THAT PART DESIGNATED AS "COMMERCIAL NOT INCLUDED" ON THE FIRST FLOOR OF THE PLAT OF CONDOMINIUM OF THE BALL PARK CONDOMINIUMS PER DOCUMENT NO. 0020507767, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO USE P-1, P-3, P-4, P-5, P-6, P-7, P-8, P-14 AND P-28 IN THE BALL PARK CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0020507767 AND AS AMENDED BY FIRST AMENDMENT 0050097263 AND AS AMENDED BY SPECIAL AMENDMENT 0617345152, IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.