

UNOFFICIAL COPY

Doc#: 2118316075 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/02/2021 01:33 PM Pg: 1 of 3

Dec ID 20210301674044
ST/CO Stamp 0-017-174-032 ST Tax \$110.00 CO Tax \$55.00
City Stamp 0-771-329-552 City Tax: \$1,155.00

SPECIAL WARRANTY DEED

(Entity to Individual)

41059743 10/2

GIT

Mail to:

Chicago Kitchen Concepts
2804 W. Chicago Ave.
Unit CS-1

Name and Address of Taxpayer:

Chicago Kitchen Concepts LLC
Attn: Michael Panitch
2804 W. Chicago Ave., Unit CS-1
Chicago, IL 60622

THE GRANTOR(S), CHICAGO AVENUE WEST, LLC, an Illinois limited liability company, whose address is 184 Lawndale Avenue, Elmhu st. Illinois 60126, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid,

GRANT(S), BARGAIN(S), and SELL(S) to THE GRANTEE(S) CHICAGO KITCHEN CONCEPTS LLC, whose address is 2804 W. Chicago Ave., Unit CS-1, Chicago, IL, 60622, all of the Grantor's right, title and interest in and to the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: General real estate taxes not due and payable at the time of date of this instrument; applicable zoning and building laws and building line restrictions, and ordinances; acts done or suffered by Grantee or anyone claiming by, through or under Grantee; streets, alleys and highways, if any; encroachments of the building onto adjoining property if said encroachments are endorsed over by the title insurer; covenants, conditions, restrictions, easements, permits and agreements of record, including the declaration of condominium and the operating agreement; the Condominium Property Act of Illinois; and liens and other matters of title over which the title insurer has insured without cost to Grantee.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

There were no tenants in the property as this is new construction.

Address of Property: 2804 W. Chicago Avenue, Unit CS-1
Chicago, Illinois 60622

Permanent Index Number(s): 16-01-326-078-0000

UNOFFICIAL COPY

DATED this 29 day of January, 2021

Chicago Avenue West, LLC

By: 
Peter N. Allen, Manager

State of Illinois)

County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Peter N. Allen**, Manager of **Chicago Avenue West, LLC**, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that as such Manager, signed, sealed and delivered said instrument as Manager of Chicago Avenue West, LLC, as the free and voluntary act and deed of Chicago Avenue West, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of January, 2021.






Notary Public


IMPRESS SEAL HERE

_____ COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:

Steven K. Norgaard
Attorney at Law
493 Duane Street, Suite 400
Glen Ellyn, IL 60137

REAL ESTATE TRANSFER TAX		19-Apr-2021	
		COUNTY:	55.00
		ILLINOIS:	110.00
		TOTAL:	165.00
18-01-328-078-0000		20210301674044	0-112-174-032

REAL ESTATE TRANSFER TAX		19-Apr-2021	
		CHICAGO:	825.00
		CTA:	330.00
		TOTAL:	1,155.00 *
18-01-328-078-0000		20210301674044	0-771-329-552

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

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EXHIBIT "A"

Legal Description:

THAT PART OF THE EAST 6.75 FEET OF LOT 3 AND LOT 2 (EXCEPT THE EAST 7.65 FEET THEREOF) TAKEN AS A TRACT, IN OSGOOD AND MUIR'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 19.48 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 33.48 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF A TRACT: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT, THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 46.91 FEET; THENCE EAST AT RIGHT ANGLES TO THE SAID EAST LINE A DISTANCE OF 1.49 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A FOUR STORY BRICK AND CONCRETE BLOCK BUILDING COMMONLY KNOWN AS 2804 WEST CHICAGO AVENUE IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED: THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE EAST, A DISTANCE OF 6.51 FEET; SOUTH, A DISTANCE OF 0.30 FEET; EAST, A DISTANCE OF 5.05 FEET; SOUTH, A DISTANCE OF 4.13 FEET; EAST, A DISTANCE OF 5.52 FEET; SOUTH, A DISTANCE OF 14.11 FEET; WEST, A DISTANCE OF 3.84 FEET; SOUTH, A DISTANCE OF 1.05 FEET; EAST, A DISTANCE OF 3.87 FEET; SOUTH, A DISTANCE OF 1.47 FEET; EAST, A DISTANCE OF 3.86 FEET; SOUTH, A DISTANCE OF 10.88 FEET; WEST, A DISTANCE OF 7.74 FEET; SOUTH, A DISTANCE OF 1.04 FEET; EAST, A DISTANCE OF 7.73 FEET; SOUTH, A DISTANCE OF 4.76 FEET; WEST, A DISTANCE OF 7.67 FEET; SOUTH, A DISTANCE OF 1.03 FEET; EAST, A DISTANCE OF 7.66 FEET; SOUTH, A DISTANCE OF 12.05 FEET; WEST, A DISTANCE OF 3.85 FEET; SOUTH, A DISTANCE OF 1.03 FEET; WEST, A DISTANCE OF 3.85 FEET; SOUTH, A DISTANCE OF 1.07 FEET; EAST, A DISTANCE OF 3.80 FEET; SOUTH, A DISTANCE OF 11.52 FEET; WEST, A DISTANCE OF 0.73 FEET; SOUTH, A DISTANCE OF 6.32 FEET; WEST, A DISTANCE OF 1.65 FEET; SOUTH, A DISTANCE OF 1.91 FEET; EAST, A DISTANCE OF 1.17 FEET; SOUTH, A DISTANCE OF 4.13 FEET; WEST, A DISTANCE OF 10.23 FEET; NORTHWEST ALONG A LINE MAKING AN ANGLE OF 106 DEGREES 00 MINUTES 00 SECONDS MEASURED COUNTER-CLOCKWISE EAST TO NORTHWEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 1.22 FEET; WEST ALONG A LINE MAKING AN ANGLE OF 106 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE SOUTHEAST TO WEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 1.09 FEET; NORTHWEST ALONG A LINE MAKING AN ANGLE OF 106 DEGREES 00 MINUTES 00 SECONDS MEASURED COUNTER-CLOCKWISE EAST TO NORTHWEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 8.13 FEET; NORTHEAST, A DISTANCE OF 0.33 FEET; NORTHWEST, A DISTANCE OF 1.23 FEET; SOUTHWEST, A DISTANCE OF 0.31 FEET; NORTHWEST, A DISTANCE OF 5.09 FEET; NORTH ALONG A LINE MAKING AN ANGLE OF 165 DEGREES 00 MINUTES 00 SECONDS MEASURED COUNTER-CLOCKWISE SOUTHEAST TO NORTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 2.73 FEET; WEST, A DISTANCE OF 0.19 FEET; NORTH, A DISTANCE OF 58.93 FEET TO THE POINT OF BEGINNING.

Permanent Index Numbers: 16-01-326-078-0000

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Chicago, Illinois 60622