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Doc#: 2119401108 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/13/2021 07:07 AM Pg: 1 of 4

216ND135087SK 1/2
WARRANTY DEED

Dec ID 20210601681271
ST/CO Stamp 2-021-627-152 ST Tax \$485.00 CO Tax \$242.50
City Stamp 0-634-410-256 City Tax: \$5,092.50

THE GRANTOR, RYAN E. EVANS, a single man, of the County of Cook and State of Illinois, for and in consideration of \$10.00 and other valuable consideration paid, in hand paid, conveys and warrants to:

PETER LIU OF 2550 W. Fullerton. #2A. Chicago IL 60647

the following described real estate situated in the County of Cook and State of Illinois, to wit:

PARCEL 1:

UNIT 2A IN THE BRENDEL CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 7, 8 AND 9 IN BLOCK 20 IN ALBERT CROSBY AND OTHERS' SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE RETAIL PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF LOTS 7, 8 AND 9 IN BLOCK 20 IN ALBERT CROSBY AND OTHERS' SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +17.28 FEET AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +29.52 FEET CHICAGO CITY DATUM, BEGINNING AT SOUTHEAST CORNER OF LOT 7; THENCE 1.91' WEST AND 2.31' NORTH TO A POINT OF BEGINNING; THENCE ALONG FINISHED SURFACE OF INTERIOR WALLS; THENCE 51.34' WEST; THENCE 7.39' NORTH; THENCE 6.18' WEST; THENCE 7.49' NORTH; THENCE 2.82' WEST; THENCE 38.39' NORTH; THENCE 14.69' EAST; THENCE 14.48' SOUTH; THENCE 17.00' EAST; THENCE 14.55' NORTH; THENCE 6.03' EAST; THENCE 5.03' NORTH; THENCE 20.32' EAST; THENCE 20.82' SOUTH; THENCE 2.26' EAST; THENCE 37.41' SOUTH TO THE POINT OF BEGINNING OF RETAIL PROPERTY, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 24, 2016, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 1623719244, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE OWNERSHIP INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED AUGUST 24, 2016, AS DOCUMENT NO. 1623719245, EXECUTED BY AND BETWEEN THE BRENDEL CONDOMINIUM ASSOCIATION AND SUSTAINABUILD, LLC - 2550 W FULLERTON SERIES.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4 AND ROOF DECK SPACE K-8, LIMITED COMMON ELEMENTS, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 2E, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM. THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Index Number: 13-25-428-044-1001

Address of Real Estate: 2550 W. Fullerton Ave. Unit 2A, Chicago, IL 60647-2432

Clerk of Cook County Clerk's Office

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DEED SIGNATURE PAGE

Permanent Index Number: 13-25-428-044-1001

Address of Real Estate: 2550 W. Fullerton Ave., Unit 2A, Chicago, IL 60647-2432

June 7, 2021



RYAN E. EVANS, a single man

Property of Cook County Clerk's Office

