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HEND 135087SK //2_WARRANTY DEED

Doc#. 2119401108 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 07/13/2021 07:07 AM Pg: 1 of 4

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 CPANTOR, 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 warra. Is to:

PETER LIU OF 2550 W. Fullenton. # 2A. Chicago IL 66647

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 COCK 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 AL ELEVATION +29.52 FEET CHICAGO CITY DATUM, BEGINNING AT SOUTHEAST CURNER OF LOT 7; THENCE 1.91' WEST AND 2.31' NORTH TO A POINT OF BEGINNING; T'LENCE ALONG FINISHED SURFACE OF INTERIOR WALLS; THENCE 51.34' WEST, TECHCE 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 17.10' FAST; 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 Y-8 LIMITED COMMON ELEMENTS, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BUNEFIT OF UNIT 2E, AS SET FORTH IN THE DECLARATION OF CONDOMINION. THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE PROPERTY AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

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

Permanent Index Number: 13-25-428-04/-1001

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

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DEED SIGNATURE PAGE

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

RYAN E. EVANS, a single man

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DEED NOTARY 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
STATE OF I LINOIS) ss COUNTY OF COCK I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT RYAN E. EVANS, a single man, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed, and derive red the said instrument as his/her 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 official scal this June 7 2021
(Notary Public) OFFICIAL SEAL DEBORAH M PAPPAS NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:10/02/21
Prepared By: Marshall Richter, Attorney at law, 5250 Old Orchard Road, STF 300, Skokie, Illinois 60077, Attorney for RYAN E. EVANS
Mail to and Name and Address of Taxpayer / Address of Property: PETER LIU
2550 W. Fullerton Ave., Unit 2A, Chicago, IL 60647-2432
Mail to and Name and Address of Taxpayer / Address of Property: PETER LIU 2550 W. Fullerton Ave., Unit 2A, Chicago, IL 60647-2432 After Recording Mail to: