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WARRANTY DEED

RETURN TO:

Zabel Law, LLC
55 W. Monroe St
Suite 3330
Chicago, IL 60603

Doc# 2213215035 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/12/2022 03:15 PM PG: 1 OF 3

SEND SUBSEQUENT TAX BILLS TO:

NARE Green Street, LLC
27 N Green Street
Chicago, IL 60607

Recorder's Stamp

THE GRANTOR, **Karl Kulhanek**, as the authorized member of **3041 Woodcreek Properties, LLC**, an Illinois limited liability company, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Convey(s) and Warrant(s) to **NARE Green Street, LLC**, an Illinois limited liability company of the City of Chicago, State of Illinois the following described real estate, subject to conditions, restrictions and covenants of record and to special assessments and general taxes not due and payable as of the date of this deed:

See Legal Description attached as Exhibit A

Property Address: 27 N. Green St. Chicago, IL 60607

PINS:

- 17-08-450-025-0000
- 17-08-450-028-1046
- 17-08-450-028-1051
- 17-08-450-028-1052
- 17-08-450-028-1053

REAL ESTATE TRANSFER TAX 10-May-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-08-450-025-0000 | 20220501607977 | 1-970-311-056

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

In Witness Whereof, executed as of this this 10th day of May, 2022

0C22007224


PROPERTY NATIONAL TITLE 10F3


Karl Kulhanek, as the authorized member of
3041 Woodcreek Properties, LLC

State of Illinois
County of Cook

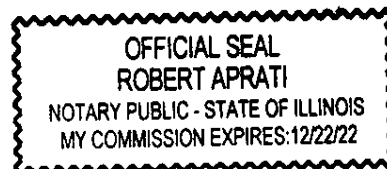
I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that, **Karl Kulhanek, as the authorized member of 3041 Woodcreek Properties, LLC**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 notary public seal,
this 10th day of May, 2022.


Notary Public

This instrument was prepared by:

Robert Aprati
Attorney at Law
67 Forest Gate Circle
Oak Brook, Illinois 60523



REAL ESTATE TRANSFER TAX 10-May-2022



COUNTY:	625.00
ILLINOIS:	1,250.00
TOTAL:	1,875.00

17-08-450-025-0000 | 20220501607977 | 1-719-832-464

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EXHIBIT "A"

Legal Description

PARCEL 1:

THOSE PARTS OF THE FOLLOWING DESCRIBED TRACT OF LAND; THE SOUTH 1/2 OF LOT 6 AND ALL OF LOTS 9 AND 10 (EXCEPT THE EAST 5 FEET FALLING IN THE PUBLIC ALLEY) IN BLOCK 54 OF CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 06 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, 0.48 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES, ALONG THE INTERIOR WALLS OF THE NORTH COMMERCIAL PROPERTY, NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 16.39 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 29 SECONDS EAST, 2.55 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 14.40 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 21 SECONDS EAST, 2.61 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 14.43 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 02 SECONDS EAST, 2.60 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 13.43 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 26 SECONDS EAST, 3.56 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 14.34 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 88 DEGREES 45 MINUTES 07 SECONDS EAST, 2.67 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 14.40 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 26 SECONDS EAST, 2.58 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 14.32 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 53 SECONDS WEST, 2.74 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 07 SECONDS EAST, 1.47 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 53 SECONDS WEST, 32.43 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 07 SECONDS WEST, 10.16 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, 5.02 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST 5.76 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST, 5.00 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 58 SECONDS WEST, 14.59 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, 6.66 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 6.72 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, 2.73 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 9.22 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, 1.04 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 16 SECONDS WEST, 28.59 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST, 5.44 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 28.70 FEET TO POINT "A" (FOR THE PURPOSE OF THIS LEGAL DESCRIPTION); THENCE CONTINUING NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 16.03 FEET, MORE OR LESS, TO POINT "B" (FOR THE PURPOSE OF THIS LEGAL DESCRIPTION), ON THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 06 MINUTES 43 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, 29.99 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL LYING ABOVE AN ELEVATION OF 17.61 FEET (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 29.91; ALSO THAT PART OF THE AFORESAID TRACT, BEGINNING AT AFORESAID POINT "A"; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 16.03 FEET TO POINT "B" ON THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 06 MINUTES 43 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT, 9.60 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 25 SECONDS EAST, 15.96 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 23 SECONDS EAST, 9.70 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 14.59 FEET (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 17.61 FEET; ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

UNITS P-27, P-32, P-33 & P-34 IN 23 ON GREEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE FOLLOWING DESCRIBED PROPERTY ALL LYING BELOW AN ELEVATION OF 54.00 FEET (CITY OF CHICAGO DATUM) THE SOUTH 1/2 OF LOT 6 AND ALL OF LOTS 9 AND 10 (EXCEPT THE EAST 5 FEET FALLING IN THE PUBLIC ALLEY) IN BLOCK 54 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0432834100 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS. EXCEPT THOSE PORTIONS OF THE PROPERTY THAT ARE COMMERCIAL AS DEFINED IN THE PLAT OF SURVEY ATTACHED TO CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 0432834100.

PARCEL 3:

PERPETUAL NON-EXCLUSIVE EASEMENTS (EXCEPT AS OTHERWISE NOTED) IN FAVOR OF THE COMMERCIAL PROPERTY (PARCEL 1), GRANTED, RESERVED, DECLARED AND CREATED BY 23 GREEN, LLC, IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR 21-25 NORTH GREEN, CHICAGO, IL., RECORDED NOVEMBER 23, 2004 AS DOCUMENT 0432834101 IN AND TO ALL STRUCTURAL MEMBERS, FOOTINGS, CAISSONS, FOUNDATIONS, COLUMNS, BEAMS AND ANY OTHER SUPPORTING COMPONENTS; ACCESS TO, USE FOR THEIR INTENDED PURPOSES AND MAINTENANCE OF ALL FACILITIES LOCATED IN THE CONDOMINIUM PROPERTY AND CONNECTED TO FACILITIES IN THE COMMERCIAL PROPERTY; EASEMENT IN AND TO ALL COMMON WALLS, FLOORS AND CEILINGS SERVING THE COMMERCIAL PROPERTY; INGRESS AND EGRESS BY PERSONS, MATERIALS AND EQUIPMENT OVER, ON ACROSS AND THROUGH THE COMMON CORRIDOR AND LOBBY OF THE CONDOMINIUM PROPERTY AND THE BASEMENT FLOOR AREAS, PROVIDING INDOOR ACCESS TO THE COMMERCIAL PROPERTY; ACCESS AND USES OF THE ELEVATORS SERVING THE BUILDING; ACCESS TO AND FROM LOAD DOCKS, SERVICE AREAS, STAIRWELLS, MATERIAL AND EQUIPMENT OVER, ON, ACROSS AND THROUGH THE CONDOMINIUM PROPERTY TO THE EXTENT REASONABLY NECESSARY TO PERMIT THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, RESTORATION OR RECONSTRUCTION OF THE COMMERCIAL PROPERTY, AND USE AND MAINTENANCE OF THE FACILITIES AS DEFINED THEREIN. PARCEL 4: PERPETUAL NON-EXCLUSIVE EASEMENTS (EXCEPT AS OTHERWISE NOTED) IN FAVOR OF THE CONDOMINIUM PROPERTY (PARCEL 2), GRANTED, RESERVED, DECLARED AND CREATED BY 23 GREEN, LLC, IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR 21-25 NORTH GREEN, CHICAGO, IL., RECORDED NOVEMBER 23, 2004 AS DOCUMENT 0432834101 IN AND TO ALL STRUCTURAL MEMBERS, FOOTINGS, CAISSONS, FOUNDATIONS, COLUMNS, BEAMS AND ANY OTHER SUPPORTING COMPONENTS; ACCESS TO, USE FOR THEIR INTENDED PURPOSES AND MAINTENANCE OF ALL FACILITIES LOCATED IN THE COMMERCIAL PROPERTY AND CONNECTED TO FACILITIES IN THE CONDOMINIUM PROPERTY; EASEMENT IN AND TO ALL COMMON WALLS, FLOORS AND CEILINGS SERVING THE COMMERCIAL PROPERTY; INGRESS AND DEGRESS BY PERSONS, MATERIALS AND EQUIPMENT OVER, ON ACROSS AND THROUGH THE COMMON CORRIDOR AND LOBBY OF THE COMMERCIAL PROPERTY AND THE BASEMENT FLOOR AREAS, PROVIDING INDOOR ACCESS TO THE CONDOMINIUM PROPERTY; ACCESS AND USES OF THE ELEVATORS SERVING THE BUILDING; ACCESS TO AND FROM LOAD DOCKS, SERVICE AREAS, STAIRWELLS, MATERIAL AND EQUIPMENT OVER, ON, ACROSS AND THROUGH THE COMMERCIAL PROPERTY TO THE EXTENT REASONABLY NECESSARY TO PERMIT THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, RESTORATION OR RECONSTRUCTION OF THE CONDOMINIUM PROPERTY, AND OTHER USES AND MAINTENANCE OF THE FACILITIES AS DEFINED THEREIN.