

# UNOFFICIAL COPY

Doc#: 2214018169 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/20/2022 11:16 AM Pg: 1 of 3

Dec ID 20220501604249  
ST/CO Stamp 1-425-366-928 ST Tax \$735.00 CO Tax \$367.50  
City Stamp 0-734-871-440 City Tax: \$7,717.50

## WARRANTY DEED ILLINOIS STATUTORY

**Limited Liability Company to  
Limited Liability Company**

CT  
JAN 14 2022 148373 RM  
1985

(The Above Space for Recorder's Use Only)

**THE GRANTOR: RGB Lincoln Avenue, LLC, a Limited Liability Company**

created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of the sum of (\$10) Ten DOLLARS, in hand paid, and pursuant to authority given by the Board of Managers of said Illinois Limited Liability Company, CONVEYS and WARRANTS to THE GRANTEE:

**SUNCREST HOLDINGS, LLC, a Limited Liability Company**

created and existing under and by virtue of the Laws of the State of Illinois, having its principal office at the following address: 2266 N. Lincoln Avenue, Unit 1, Chicago, Illinois 60614, all interest in the Real Estate described below and situated in the County of Cook and the State of Illinois hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number: : 14-33-109-045-1001

Property Address: 2266 N. Lincoln Avenue, Unit 1, Chicago, IL 60614

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).



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## EXHIBIT A LEGAL DESCRIPTION

Permanent Index Number: : 14-33-109-045-1001

Property Address: 2266 N. Lincoln Avenue, Unit 1, Chicago, IL 60614

UNIT NUMBER 1 IN THE 2266 NORTH LINCOLN AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTH 1 FOOT OF LOT 2 IN CHAPMAN'S NEW SUBDIVISION OF LOTS 13 TO 19 INCLUSIVE, IN WELSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 10 IN CANAL TRUSTEES SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 1875 AS DOCUMENT NUMBER 44485; ALSO LOT 3 IN CHAPMAN'S NEW SUBDIVISION AFORESAID, EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY LINE OF LINCOLN AVENUE AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF LINCOLN AVENUE 2 FEET; THENCE SOUTHWESTERLY WITH AND 2 FEET NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF SAID LOT 3, 55.50 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE EAST ON SAID SOUTH LINE 2.86 FEET TO THE ANGLE IN THE SOUTH LINE OF SAID LOT 3; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT 3, 53.50 FEET TO POINT OF BEGINNING ALSO THAT PART OF LOT 4 IN CHAPMAN'S NEW SUBDIVISION AFORESAID, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 4, 50.64 FEET; THENCE SOUTHWESTERLY ON A LINE PARALLEL WITH THE NORTHWESTERLY LINE (PRODUCED SOUTHWESTERLY) OF SAID LOT 4, 2.86 FEET TO A POINT 2 FEET SOUTH OF THE NORTH LINE AFORESAID LOT 4; THENCE WEST PARALLEL WITH AND 2 FEET SOUTH OF THE NORTH LINE OF SAID LOT 4, 48.6 FEET MORE OR LESS TO THE WEST LINE OF SAID LOT 4; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4, 2 FEET TO POINT ON BEGINNING, ALL IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 86588375; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.