

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

767214 1/5

Citywide Title Corporation  
111 W. Washington Street  
Suite 1280  
Chicago IL 60602



Doc# 2230025053 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/27/2022 12:13 PM PG: 1 OF 6

THE GRANTOR(S)

**One Thirteen Bowery LLC, an IL Limited Liability Company and Jason Reiner as sole member of  
One Thirteen Bowery LLC, a Dissolved IL Limited Liability Company**

of the City of Chicago, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

**RLNR Services, Inc**

of 7110 W. 127TH Streetm, Ste 230, Palos Heights, IL 60463, or the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

Subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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

Permanent Real Estate Index Number(s): 14-30-109-051-0000

Address(es) of Real Estate: 3056 N. Clybourn Ave, Unit CN, Chicago, IL 60618

Dated this <sup>22nd</sup> day of August, 2022.

One Thirteen Bowery, LLC

Jason Reiner

This property is not homestead as to the Grantor(s)

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STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Jason Reiner

personally known to me to be the same person(s) whose name(s) 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 official seal, this 22<sup>nd</sup> day of August, 2022

Dennis M Walsh (Notary Public)

Prepared by:

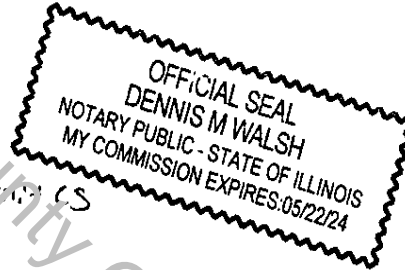
Dennis M. Walsh, PC  
16335 Harlem Ste 400  
Tinley Park, IL 60477

Mail to:

~~Nicholas Ciromasi~~ RLNR Services, INC.  
~~101 N. Clark Street, Ste. 1600~~ 3056 N. Clybourn Ave, Unit 105  
~~Chicago, IL 60640~~ Chicago, IL 60618

Name and Address of Taxpayer:

~~Robert Goodkind~~ RLNR Services, INC.  
3056 N. Clybourn Ave, Unit 105  
Chicago, IL 60618



Property of Cook County Clerk's Office

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## Exhibit "A" – Legal Description

### PARCEL ONE: ( RETAIL PROPERTY UNIT C-NORTH)

THAT PART OF LOTS 7 AND 8, IN BLOCK 4 OF CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +11.85 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +25.45 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 0.83 FEET SOUTHEASTERLY AND 1.87 FEET SOUTHWESTERLY OF THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTHEASTERLY, A DISTANCE OF 20.50 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 4.00 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 0.65 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 16.68 FEET; THENCE SOUTHEASTERLY, A DISTANCE OF 4.55 FEET; THENCE SOUTHWESTERLY, A DISTANCE 21.39 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 4.37 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 18.63 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 17.16 FEET; THENCE NORTHEASTERLY, A DISTANCE OF 21.81 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 3.00 FEET; THENCE NORTHEASTERLY, A DISTANCE OF 38.79 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL TWO:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL ONE FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE 3054-3056 NORTH CLYBOURN RECIPROCAL EASEMENT AGREEMENT DATED AUGUST 11, 2006 AND RECORDED AUGUST 14, 2006 AS DOCUMENT NUMBER 0622618011.

Permanent Real Estate Index Number(s): 14-30-109-051-0000  
Common Address(es) of Real Estate: 3056 N. Clybourn Ave, Unit CN  
Chicago, IL 60618

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File No: 767214

5.

SEE ATTACHED EXHIBIT "A"

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Pin: 14-30-109-051-0000

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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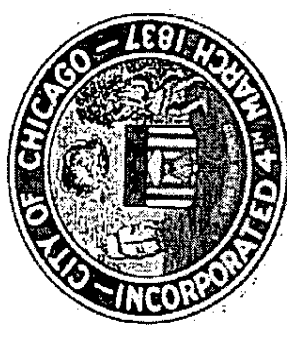


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Property of Court Clerk's Office

# REAL ESTATE TRANSFER TAX

19-Oct-2022



**CHICAGO:**  
**CTA:**  
**TOTAL:**

1,425.00  
570.00  
1,995.00\*

14-30-109-051-0000 | 20220901654525 | 1-863-016-784

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

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**REAL ESTATE TRANSFER TAX**

19-Oct-2022



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

95.00  
190.00  
285.00

14-30-109-051-0000

20220901654525

0-287-138-128

Property of Cook County Clerk's Office