

UNOFFICIAL COPY

Doc# 2323608167 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/24/2023 03:23 PM Pg: 1 of 5

WARRANTY DEED

Prepared by and to be
Returned to:

Lawrence Adelson
Chico & Nunes, PC
333 W. Wacker Dr.
Suite 1800
Chicago, IL 60606

Dec ID 20230701664648
ST/CO Stamp 0-702-721-744 ST Tax \$4,000.00 CO Tax \$2,000.00
City Stamp 1-760-079-568 City Tax: \$42,000.00

Send tax bills to:

BLAP, LLC-700 LAFLIN
c/o A. Giannakakos
1449 W. Flournoy St.
Chicago, IL 60607

The GRANTOR, 700-702 S. Laflin LLC, an Illinois limited liability company, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration, receipt of which is acknowledged, CONVEYS and WARRANTS to BLAP LLC – 700 Laflin, an Illinois series limited liability company, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Permanent Index Number (PIN):

17-17-301-021-0000; 17-17-301-041-0000; 17-17-301-048; and an undivided half interest in 17-17-301-019

Address of Real Estate:

700-702 S. Laflin St., Chicago, IL 60607.

Legal Description

Attached hereto as Exhibit A

Chicago Title

23GSA178012LP RJS 10/1

UNOFFICIAL COPY

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to General taxes not due and payable at the time of closing, covenants conditions and restrictions of record, building lines and easements, if any, provided that they do not interfere with the current use and enjoyment of the real estate.

Dated this 29th day of June, 2023

 (seal)

Paula E. D'Angelo as Trustee of the Paula E. D'Angelo Trust, Manager and Sole Member of 700-702 S. Lavin LLC, an Illinois limited liability company

State of Illinois)

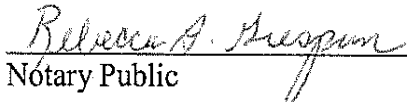
) SS

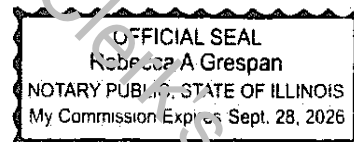
County of Cook)


I, the undersigned, a Notary Public, in and for the State of Illinois, do hereby certify that Paula E. D'Angelo, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as 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 seal this 29 day of June, 2023

Commission expires: 9/28, 2026




Notary Public



REAL ESTATE TRANSFER TAX	05-Jul-2023
 CHICAGO:	30,000.00
CTA:	12,000.00
TOTAL:	42,000.00*

17-17-301-021-0000 | 20230701664648 | 1-760-079-568

Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	05-Jul-2023
 COUNTY:	2,000.00
 ILLINOIS:	4,000.00
TOTAL:	6,000.00

17-17-301-021-0000 | 20230701664648 | 0-702-721-744

UNOFFICIAL COPY



CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSA178012LP

For APN/Parcel ID(s): 17-17-301-048-0000, 17-17-301-041-0000, 17-17-301-021-0000 and
17-17-301-019-0000

PARCEL 1:

LOTS 1 AND 2 IN BASS' RESUBDIVISION OF LOTS 1, 2, 3 AND 4 IN THE SOUTH HALF OF BLOCK 41 IN LAFLIN AND LOOMIS' RESUBDIVISION OF BLOCK 41 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 6 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6; THENCE SOUTH ALONG THE EAST LINE OF LOT 6, 121.93 FT. TO A POINT WHICH IS 3.10 FT. NORTH OF THE SOUTHEAST CORNER OF LOT 6; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 24.26 FT. TO A POINT WHICH IS 0.81 FT. EAST OF THE WEST LINE OF LOT 6; THENCE NORTH ALONG A STRAIGHT LINE, A DISTANCE OF 121.93 FEET TO A POINT IN THE NORTH LINE OF LOT 6 WHICH IS 0.15 FT. EAST OF THE NORTHWEST CORNER OF LOT 6; THENCE EAST ALONG THE NORTH LINE OF LOT 6, 24.92 FT. TO THE POINT OF BEGINNING IN LAFLIN AND LOOMIS RESUBDIVISION OF THE SOUTH HALF OF BLOCK 41 IN CANAL TRUSTEES SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 50 FEET OF LOT 5 IN LAFLIN AND LOOMIS RESUBDIVISION OF THE SOUTH HALF OF THE BLOCK 41 IN CANAL TRUSTEES SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

PARCEL 4A

THAT PORTION OF VACATED WEST FLOURNOY STREET CONSISTING OF THAT PART OF WEST FLOURNOY STREET LYING IN LAFLIN AND LOOMIS' RE-SUBDIVISION OF THE NORTH HALF AND SOUTH HALF OF BLOCK 41 IN CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE

UNOFFICIAL COPY

LEGAL DESCRIPTION

(continued)

14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF WEST FLOURNOY STREET AND THE WEST LINE OF S. LAFLIN STREET; THENCE WEST ALONG THE SOUTH LINE OF WEST FLOURNOY STREET, A DISTANCE OF 150.294 FEET TO A POINT THAT IS 0.15 FEET EAST OF THE NORTHWEST CORNER OF LOT 6 IN LAFLIN AND LOOMIS' RE SUBDIVISION OF THE SOUTH HALF OF BLOCK 41, AFORESAID; THENCE NORTH ALONG A LINE THAT IS PERPENDICULAR TO THE SOUTH LINE OF THE WEST FLOURNOY STREET, 33 FEET TO THE CENTER LINE OF WEST FLOURNOY STREET, A DISTANCE OF 49.89 FEET TO A POINT WHICH IS 200.184 FEET WEST OF THE WEST LINE OF SOUTH LAFLIN STREET, MEASURED ON THE SOUTH LINE OF WEST FLOURNOY STREET; THENCE NORTHEASTERLY ALONG A CURVED LINE, CONVEX NORTHWESTERLY WITH A RADIUS OF 38.50 FEET, WHOSE CENTER POINT IS 15.70 FEET NORTH OF AND ON A LINE PERPENDICULAR TO THE SOUTH LINE OF WEST FLOURNOY STREET AT A POINT ON SAID SOUTH LINE WHICH IS 165.79 FEET WEST OF THE WEST LINE OF SOUTH LAFLIN STREET, A DISTANCE OF 44.58 FEET; THENCE NORTH PERPENDICULAR TO THE NORTH LINE OF WEST FLOURNOY STREET, A DISTANCE OF 11.854 FEET TO A POINT IN THE NORTH LINE OF WEST FLOURNOY STREET, WHICH IS 163.67 FEET WEST OF THE WEST LINE OF NORTH LAFLIN STREET, AS MEASURED ON THE NORTH LINE OF WEST FLOURNOY STREET; THENCE EAST ALONG THE NORTH LINE OF WEST FLOURNOY STREET, 163.67 FEET TO THE WEST LINE OF SOUTH LAFLIN STREET; THENCE SOUTH ALONG THE WEST LINE OF SOUTH LAFLIN STREET, EXTENDED, 66 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4B

THAT PART OF THE SOUTH 1/2 OF WEST FLOURNOY STREET LYING NORTH OF AND ADJOINING LAFLIN & LOOMIS RESUBDIVISION OF THE SOUTH 1/2 OF BLOCK 41 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF W. FLOURNOY STREET AND THE WEST LINE OF S. LAFLIN STREET; THENCE WEST ALONG THE SOUTH LINE OF W. FLOURNOY STREET, A DISTANCE OF 150.294 FEET TO A POINT THAT IS .15 FEET EAST OF THE NORTHWEST CORNER OF LOT 6 IN LAFLIN AND LOOMIS RESUBDIVISION OF THE SOUTH 1/2 OF BLOCK 41, AFORESAID, AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN, CONTINUING THENCE WEST ALONG THE SOUTH LINE OF W. FLOURNOY STREET, A DISTANCE OF 50.649 FEET TO A POINT THAT IS 0.351 FEET WEST OF THE NORTHEAST CORNER OF LOT 9 IN LAFLIN AND LOOMIS RESUBDIVISION OF THE SOUTH 1/2 OF BLOCK 41, AFORESAID; THENCE NORTHERLY ALONG A CURVED LINE, CONVEX WESTERLY WITH A RADIUS OF 38.50 FEET, WHOSE CENTER POINT IS 15.70 FEET NORTH OF AND ON A LINE PERPENDICULAR TO THE SOUTH LINE OF W. FLOURNOY STREET, AT A POINT ON SAID SOUTH LINE WHICH IS 165.79 FEET WEST OF THE WEST LINE OF S. LAFLIN STREET, A DISTANCE OF 34.11 FEET TO A POINT WHICH IS 33 FEET NORTH (BEING ON THE CENTER LINE OF W. FLOURNOY STREET) AND 200.184 FEET WEST OF THE WEST LINE OF S. LAFLIN STREET MEASURED ON THE SOUTH LINE OF W. FLOURNOY STREET; THENCE EAST ALONG THE CENTER LINE OF W. FLOURNOY STREET, A DISTANCE OF 49.89 FEET; THENCE SOUTH PERPENDICULAR TO THE SOUTH LINE OF W. FLOURNOY STREET, A DISTANCE OF 33 FEET TO THE POINT OF BEGINNING.

PARCEL 4C

THAT PART OF LOTS 6, 7, 8 AND 9 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF LOT 6 WHICH IS .15 FEET EAST OF THE NORTHWEST CORNER OF LOT 6;

UNOFFICIAL COPY

LEGAL DESCRIPTION

(continued)

THENCE SOUTHERLY ALONG A LINE, SAID LINE IF EXTENDED WOULD INTERSECT A POINT WHICH IS 3.10 FEET NORTH OF THE SOUTH LINE AND .81 FEET EAST OF THE WEST LINE OF SAID LOT 6, A DISTANCE OF 19.487 FEET TO A POINT WHICH IS 19.486 FEET SOUTH OF THE NORTH LINE AND .255 FEET EAST OF THE WEST LINE OF LOT 6, BEING THE EASTERLY TERMINUS OF A CURVED LINE; THENCE WESTERLY NORTHERLY ALONG A CURVED LINE, CONVEX SOUTHWESTERLY WITH A RADIUS OF 38.50 FEET, WHOSE CENTER POINT IS 15.70 FEET NORTH AND ON A LINE PERPENDICULAR TO THE SOUTH LINE OF W. FLOURNOY STREET AT A POINT ON SAID SOUTH LINE WHICH IS 165.79 FEET WEST OF THE WEST LINE OF S. LAFLIN STREET, A DISTANCE OF 60.39 FEET TO A POINT ON THE NORTH LINE OF LOT 9 WHICH IS .351 FEET WEST OF THE NORTHEAST CORNER OF LOT 9 BEING THE WESTERLY TERMINUS OF SAID CURVED LINE; THENCE EAST ALONG THE NORTH LINE OF LOTS 9, 8, 7 AND 6 A DISTANCE OF 50.649 FEET TO THE POINT OF BEGINNING, ALL IN LAFLIN AND LOOMIS RESUBDIVISION OF THE SOUTH 1/2 OF BLOCK 41 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office