



Doc# 2325615010 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/13/2023 11:07 AM PG: 1 OF 3

**WARRANTY DEED**

The Grantor, **NOONAN PROPERTIES LLC, 2913-15 BELMONT SERIES**, an Illinois series 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 Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the members of said company, CONVEYS and WARRANTS to **KIRK OLMSTEAD AND LISA OLMSTEAD**, of **60 E Monroe St, Unit 5403, Chicago, IL 60603**, the following described real estate situated in the County of Cook and State of Illinois to wit:

*\* husband and wife as tenants by the entirety*

**SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED**

**PIN: 13-25-103-017-0000 AND 13-25-103-018-0000**

**COMMONLY KNOWN AS: 2913 W. BELMONT AVE, UNIT 2A CHICAGO, IL 60618**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these present by its Manager this 8th day of September, 2023.

**NOONAN PROPERTIES LLC, 2913-15 BELMONT SERIES, an Illinois series limited liability company**

By: *James Noonan*  
**JAMES NOONAN, Member/Manager**

REAL ESTATE TRANSFER TAX		08-Sep-2023
	CHICAGO:	5,212.50
	CTA:	2,085.00
	TOTAL:	7,297.50 *

13-25-103-018-0000 | 20230901619402 | 1-225-674-192

Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		08-Sep-2023
	COUNTY:	347.50
	ILLINOIS:	695.00
	TOTAL:	1,042.50

13-25-103-018-0000 | 20230901619402 | 1-025-592-784

Chicago Title 23SS00437415NA | CITY ANNOTATE 2572

# UNOFFICIAL COPY

This Instrument Prepared By:

STEPHANIE A. ORZOFF  
LEVIT & LIPSHUTZ, LTD.  
1120 W. BELMONT AVE.  
CHICAGO, IL 60657

*mail to and*

Send subsequent tax bills to:

KIRK OLMSTEAD AND LISA OLMSTEAD  
2913 W. BELMONT AVE, UNIT 2A  
CHICAGO, IL 60618

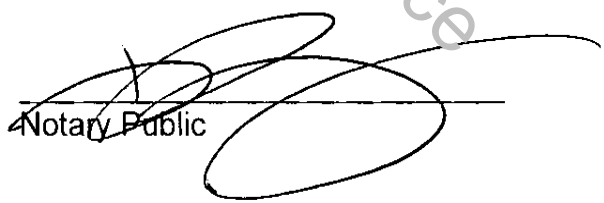
~~MAIL TO:~~

~~IVAN PULJIC  
LAW OFFICES OF IVAN PULJIC, LTD.  
10 SOUTH LASALLE STREET  
SUITE 2920  
CHICAGO, ILLINOIS 60603~~

STATE OF ILLINOIS     )  
                                  ) SS:  
COUNTY OF COOK     )

The undersigned, a Notary Public for said County, in the State aforesaid, DOES HEREBY CERTIFY that **JAMES NOONAN, Member/Manager of NOONAN PROPERTIES LLC, 2913-15 BELMONT SERIES, an Illinois series limited Liability Company**, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 8th day of September, 2023.

  
Notary Public

My commission expires:



# UNOFFICIAL COPY

## LEGAL DESCRIPTION RIDER FOR DEED

**PARCEL 1:**

UNIT 2A IN THE 2913-15 W. BELMONT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 AND 7 IN BLOCK 2 IN S.E. GROSS' NORTHWEST ADDITION TO CHICAGO, (EXCEPT THEREFROM THAT PART OF LOT 6 AND 7 WHICH INCLUDES PART OF AN INTERIOR SPACE OF 4 STORY BRICK BUILDING, LYING BELOW HORIZONTAL PLANE HAVING AN ELEVATION 25.58 FEET CHICAGO BENCHMARK DATUM AND LYING ABOVE HORIZONTAL PLANE HAVING AN ELEVATION 13.33 FEET CHICAGO BENCHMARK DATUM, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 6, THENCE WEST ALONG NORTH LINE OF LOT 6, 2.08 FEET; THENCE SOUTH PARALLEL TO EAST LINE OF LOT 6, 2.53 FEET TO THE NORTHEAST CORNER OF COMMERCIAL PROPERTY INTERIOR FACE OF WALL BEING ALSO DESCRIBED AS POINT OF BEGINNING OF SPACE-1 COMMERCIAL PROPERTY, THENCE CONTINUING ALONG INTERIOR WALLS OF SAID COMMERCIAL PROPERTY, WEST 15.44 FEET; THENCE SOUTH 23.07 FEET; THENCE WEST 1.72 FEET; THENCE SOUTH 16.10 FEET; THENCE WEST 4.18 FEET; THENCE SOUTH 3.87 FEET; THENCE EAST 19.02 FEET; THENCE NORTH 7.10 FEET; THENCE EAST 2.32 FEET; THENCE NORTH 29.51 FEET; THENCE WEST 0.42 FEET; THENCE NORTH 0.68 FEET; THENCE EAST 0.42 FEET; THENCE NORTH 5.75 FEET TO THE POINT OF BEGINNING OF COMMERCIAL SPACE) AND (EXCEPT THEREFROM THAT PART OF LOT 6 AND 7 WHICH INCLUDES PART OF AN INTERIOR SPACE OF 4 STORY BRICK BUILDING, LYING BELOW HORIZONTAL PLANE HAVING AN ELEVATION 25.58 FEET CHICAGO BENCHMARK DATUM AND LYING ABOVE HORIZONTAL PLANE HAVING AN ELEVATION 13.33 FEET CHICAGO BENCHMARK DATUM, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 6, THENCE WEST ALONG NORTH LINE OF LOT 6 AND 7, 48.00 FEET TO THE NORTHWEST CORNER OF LOT 7; THENCE EAST ALONG NORTH LINE OF LOT 7, 2.09 FEET; THENCE PARALLEL TO WEST LINE OF LOT 7, 3.13 FEET TO THE NORTHWEST CORNER OF COMMERCIAL PROPERTY INTERIOR FACE OF WALL BEING ALSO DESCRIBED AS POINT OF BEGINNING OF SPACE-2 COMMERCIAL PROPERTY, THENCE CONTINUING ALONG INTERIOR WALLS OF SAID COMMERCIAL PROPERTY, SOUTH 5.86 FEET; THENCE EAST 0.38 FEET; THENCE SOUTH 0.70 FEET; THENCE WEST 0.38 FEET; THENCE SOUTH 29.81 FEET; THENCE EAST 2.40 FEET; THENCE SOUTH 6.69 FEET; THENCE EAST 18.88 FEET; THENCE NORTH 3.82 FEET; THENCE WEST 4.21 FEET; THENCE NORTH 26.76 FEET; THENCE WEST 2.04 FEET; THENCE NORTH 12.48 FEET; THENCE WEST 15.03 FEET TO THE POINT OF BEGINNING OF COMMERCIAL SPACE), ALL IN A SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM, RECORDED AUGUST 15, 2023 AS DOCUMENT NUMBER 2322722000, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 2322722000.

**PIN:** 13-25-103-017-0000 AND 13-25-103-018-0000  
**COMMONLY KNOWN AS:** 2913 W. BELMONT AVE, UNIT 2A, CHICAGO, IL 60618

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; (l) party wall rights and agreements (m) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY, AS THE PROPERTY WAS IMPROVED WITH A NEWLY CONSTRUCTED BUILDING.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENT SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.