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7382/0175 03 001 Page 1 of 9
1999-08-30 14:02:45
Cook County Recorder 37.00



Property of Cook County Clerk's Office

WARRANTY DEED Statutory Form

D2A 9m
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② & 7F34744

THE GRANTOR ARMITAGE LEAVITT, L.L.C., an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Leavitt-Armitage, L.L.C., an Illinois limited liability company, of Chicago, Illinois, 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.

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 not as tenants in common and not as joint tenants, but as tenants by the entirety.

Permanent Real Estate Index Number(s): 14-31-304-001/2/3

14-31-304 002
14-31-304 003

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph E, Section 4, of the Real Estate Transfer Tax Act.

Kelly Morgan

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SEC. 200, 1-2 (B-6) or PARAGRAPH E, SEC. 200, 1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

8/30/99 *Kelly Morgan*
DATE BUYER, SELLER REPRESENTATIVE

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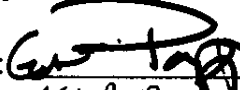
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Address(es) of Real Estate: 2151 West Armitage, Chicago, Illinois

DATED this 30th day of August, 1999.

ARMITAGE-LEAVITT, L.L.C., an Illinois
limited liability company

By: P/H Properties, Inc., an Illinois
corporation, a member

By: 
Its: MEMBER

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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that George Pappageorge, of P/H Properties, Inc., a member of Armitage-Leavitt, L.L.C., an Illinois limited liability company, 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/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 30th day of August, 1999.



Kelly Morgan

Notary Public

Commission expires: _____

This instrument prepared by: Daniel Kohn, Esq.
Duane, Morris & Heckscher, LLP
227 West Monroe Street, Suite 3400
Chicago, Illinois 60606

MAIL TO: Daniel Kohn
Duane Morris & Heckscher
227 West Monroe Street, Suite 3400
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO: Leavitt-Armitage, L.L.C.
814 North Franklin Street
Suite 400
Chicago, Illinois 60610

RECORDER'S OFFICE BOX NO. _____

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EHXIBIT A

LEGAL DESCRIPTION

of

2151 West Armitage Condominium (Chicago, Illinois)

RETAIL SPACE

RETAIL SPACE 1:

A PART OF LOTS 1, 2, 3 AND 4, IN THE SUBDIVISION OF LOTS 1 TO 4, IN BLOCK 2, IN PIERCE'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS. ALL THAT SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 15.37 FEET ABOVE CITY OF CHICAGO DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 29.32 FEET ABOVE CITY OF CHICAGO DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: -BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 FIRST ABOVE WRITTEN; THENCE EAST ALONG THE NORTH LINES OF SAID LOTS A DISTANCE OF 93.85 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 17.87 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 14.16 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 18.67 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 10.36 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 2.35 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 24.15 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 4.00 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 14.38 FEET TO

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A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 4.00 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 30.85 FEET TO A POINT IN THE WEST LINE OF SAID LOT 4 FIRST ABOVE WRITTEN; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 34.19 FEET TO THE POINT OF BEGINNING.

RETAIL SPACE 2:

A PART OF LOTS 3 AND 4 IN THE SUBDIVISION OF LOTS 1 TO 4 IN, BLOCK 2, IN PIERCE'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: ALL THAT SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 15.43 FEET ABOVE CITY OF CHICAGO DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 29.43 FEET ABOVE CITY OF CHICAGO DATUM, AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS:

-COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4 FIRST ABOVE WRITTEN; THENCE SOUTH ALONG THE WEST LINES OF SAID LOT 4 A DISTANCE OF 45.03 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 22.77 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 8.03 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 7.56 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 43.28 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 30.33 FEET TO A POINT IN THE WEST LINE OF SAID LOT 4; THENCE NORTH ALONG SAID WEST LINE A DISTANCE 51.31 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING

DESCRIBED TRACT: A PART OF LOTS 3 AND 4, IN THE SUBDIVISION OF LOTS 1 TO 4, IN BLOCK 2, IN PIERCE'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: ALL THAT SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 23.63 FEET ABOVE CITY OF CHICAGO DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 29.43 FEET ABOVE CITY OF CHICAGO DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: -BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 FIRST ABOVE WRITTEN; THENCE SOUTH ALONG THE WEST LINES OF SAID LOT 4 A DISTANCE OF 45.03 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 22.77 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 8.03 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 7.56 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 7.59 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 7.56 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 7.59 FEET TO THE POINT OF BEGINNING.

RETAIL SPACE 3:

ALL THAT SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 14.45 FEET ABOVE CITY OF CHICAGO DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 34.45 FEET ABOVE CITY OF CHICAGO DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: -A PART OF LOT 1 IN THE SUBDIVISION

OF LOTS 1 TO 4, IN BLOCK 2, IN PIERCE'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1 FIRST ABOVE WRITTEN; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 20.30 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 10.02 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 25.00 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 10.02 FEET TO A POINT IN THE EAST LINE OF SAID LOT 1; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

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STATEMENT BY GRANTEE AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated August 30, 19 99 Signature: Kelly Morgan
Grantor or Agent

Subscribed and sworn to before me by the
said KELLY MORGAN
this 30 day of AUGUST
19 99.

Ellen M. Kuzniar
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated August 30, 19 99 Signature: Kelly Morgan
Grantee or Agent

Subscribed and sworn to before me by the
said KELLY MORGAN
this 30 day of AUGUST
19 99.

Ellen M. Kuzniar
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]