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MAIL TO:

Brian Tharp
Cunderson & Tharp
308 W. Erie Ste. 300
Chicago, IL 60654



Doc#: 1227233101 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/28/2012 01:18 PM Pg: 1 of 6

Property of Cook County Clerk of Deeds

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 5 day of Sept, 2012 between KEDMONT I REALTY, LLC, an Illinois limited liability company, 7111 N. Karlov, Lincolnwood, IL 60712 created and existing under and by virtue of the laws of State of Illinois, and duly authorized to transact business in the State of Illinois, as GRANTOR, and ANY LILLARD, of Chicago, IL, as Grantee.

WITNESSTH, the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, unto the Grantee, either in law or in equity, of in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

There are no Tenants in the Unit with the right of first refusal.

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, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements 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.

CV 1-1301 2/3 676881515 012

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And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the Dwelling Unit or the Parking Unit, if any:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration, including all amendments and exhibits attached thereto;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record;
5. Applicable zoning and building laws, ordinances and restrictions;
6. Provisions of the Condominium Property Act of Illinois;
7. Installments due after the date of closing of assessments established pursuant to the Declaration;
8. Grantee's mortgage, and
9. acts done or suffered by the Grantee

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

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UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION****PARCEL 1:**

UNIT NUMBER 3525-3E IN THE BELMONT-DRAKE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 10 IN BLOCK 3 IN S. E. GROSS SECOND UNDER DEN LINDEN ADDITION TO CHICAGO, A SUBDIVISION OF LOTS 3 AND 4 OF BRANDS SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE FOLLOWING TWO PARCELS:

1) THAT PART OF SAID LOT 10 LYING BELOW AN ELEVATION OF 24.93 FEET (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTER OF A HORIZONTAL PLANE SEPARATING THE CEILING OF THE GARDEN FLOOR AND THE FLOOR OF THE FIRST FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 10; THENCE DUE SOUTH, ON AN ASSUMED BEARING, ALONG THE EAST LINE OF SAID LOT 10, 1.32 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH FACE OF AN INTERIOR WALL; THENCE DUE WEST, ALONG SAID EXTENSION, 1.40 FEET TO A POINT ON THE WEST FACE OF AN INTERIOR WALL; THENCE CONTINUING DUE WEST, ALONG AFORESAID SOUTH FACE OF AN INTERIOR WALL, 11.70 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE DUE SOUTH, ALONG SAID EAST FACE, 17.16 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL; THENCE DUE EAST, ALONG SAID FACE, 0.53 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE DUE SOUTH, ALONG SAID FACE, 13.44 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL; THENCE DUE EAST, ALONG SAID FACE, 0.88 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE DUE SOUTH, ALONG SAID FACE, 1.87 FEET TO A POINT ON THE SOUTH FACE OF AN INTERIOR WALL; THENCE DUE WEST, ALONG SAID FACE, 4.90 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE DUE SOUTH, ALONG SAID FACE, 9.89 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL; THENCE DUE EAST, ALONG SAID FACE, 15.19 FEET TO A POINT ON THE AFORESAID WEST FACE OF AN INTERIOR WALL; THENCE DUE NORTH, ALONG SAID FACE, 42.36 FEET TO THE POINT OF BEGINNING;

2) THAT PART OF SAID LOT 10 LYING BELOW AN ELEVATION OF 24.93 FEET (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTER OF A HORIZONTAL PLANE SEPARATING THE CEILING OF THE GARDEN FLOOR AND THE FLOOR OF THE FIRST FLOOR AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 10; THENCE ON AN ASSUMED BEARING SOUTH 89 DEGREES 21 MINUTES 55 SECONDS EAST,

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ALONG THE NORTH LINE OF SAID LOT 10, 21.47 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST FACE OF AN INTERIOR WALL; THENCE DUE SOUTH, ALONG SAID EXTENSION, 1.33 FEET TO A POINT OF BEGINNING ON THE SOUTH FACE OF AN INTERIOR WALL; THENCE CONTINUING DUE SOUTH ALONG AFORESAID WEST FACE, 16.75 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL; THENCE DUE WEST, ALONG SAID FACE, 1.40 FEET TO A POINT ON THE WEST FACE OF AN INTERIOR WALL; THENCE DUE SOUTH, ALONG SAID FACE, 15.52 FEET TO A POINT ON THE SOUTH FACE OF AN INTERIOR WALL; THENCE, DUE EAST, ALONG SAID FACE, 4.01 FEET TO A POINT ON THE WEST FACE OF AN INTERIOR WALL; THENCE DUE SOUTH, ALONG SAID FACE, 8.32 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL; THENCE DUE WEST, ALONG SAID FACE, 3.34 FEET TO A POINT ON THE WEST FACE OF AN INTERIOR WALL; THENCE DUE SOUTH, ALONG SAID FACE, 7.75 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL, THENCE DUE WEST, ALONG SAID FACE, 7.65 FEET TO A POINT ON THE WEST FACE OF AN INTERIOR WALL; THENCE DUE SOUTH, ALONG SAID FACE, 9.56 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL; THENCE DUE WEST, ALONG SAID FACE, 3.48 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE DUE NORTH, ALONG SAID FACE, 57.90 FEET TO A POINT ON THE AFORESAID SOUTH FACE OF AN INTERIOR WALL; THENCE DUE EAST, ALONG SAID FACE, 11.86 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 1036334051 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S- 12 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 1036334051
PIN: **13-26-201-045-1003**

ADDRESS OF PROPERTY: 3525 W. BELMONT, #3E, CHICAGO, ILLINOIS 60618

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BELMONT DRAKE CONDOMINIUM ASSOCIATION

3525 W. Belmont
3149-51 N. Drake
Chicago, IL 60618

August 29, 2012

Chicago Title Insurance
171 N. Clark
Chicago, IL 60601

Re: 3525 W. Belmont, #3525-3E, Chicago, IL 60618

Gentleman;

Please be advised that monthly assessments in the amount of \$116.60 for the above referenced unit(s) are current through September 30, 2012. The Association does not have the right of first refusal. The water bill for the building is paid by the Association. There is no manager for the Association.

Belmont Drake Condominium
By: Kedmont I Realty, LLC

By: 
Eugene Zaslavsky, Manager

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