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Doc#: 1316504070 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/14/2013 02:22 PM Pg: 1 of 5

Special Warranty Deed

~~This instrument prepared by
and after recording mail to:~~

1082
BK
NORAKS
UP
GT 8/16/369

THE GRANTOR, ANDERSONVILLE FLATS RESIDENTIAL, LLC, an Illinois limited liability company, for and in consideration of Ten and No/100ths Dollars (\$10.00), in hand paid, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto THE GRANTEE, **Scott Halver and Norma Halver**,* of 4814 N. Clark St., #206 S, Chicago, IL 60640, the Real Estate situated in the County of Cook, State of Illinois, legally described on Exhibit A attached hereto.

* husband and wife, to be held as tenants by the entirety,

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and all of the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, TO HAVE AND TO HOLD said premises forever. And the Grantor, for itself, and its successors, does covenant, promise and agree, to, and with the Grantee, its heirs, successors 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 encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under the Grantor, but none other.

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number: 14-08-315-058-1021 and 14-08-315-058-1060

Commonly Known as: 4814-4846 N. CLARK, UNIT 206S and P16, CHICAGO, ILLINOIS

DATED this 10th day of April, 2013.

Andersonville Flats Residential, LLC, an Illinois limited liability company

By:
Cynthia Wrona, Vice President

S
P
S
SC
NT

REAL ESTATE TRANSFER	05/22/2013
CHICAGO:	\$1,972.50
CTA:	\$789.00
TOTAL:	\$2,761.50

14-08-315-058-1021 | 20130501606184 | BPV4PZ

REAL ESTATE TRANSFER	05/22/2013
COOK	\$131.50
ILLINOIS:	\$263.00
TOTAL:	\$394.50

14-08-315-058-1021 | 20130501606184 | XZ0V57

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

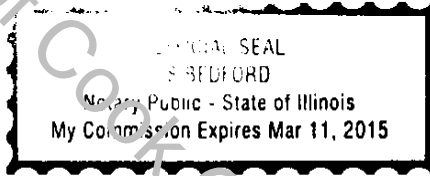
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cynthia Wrona, personally known to me to be the Vice President of Andersonville Flats Residential, LLC, an Illinois limited liability company, and to be the same individual whose name is subscribed 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 and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 10th day of April, 2013.

S Bleef
Notary Public

This instrument was prepared by:

Elizabeth O'Brien
Stahl Cowen Crowley Addis, LLC
55 W Monroe St., Ste. 1200
Chicago, IL 60603



After recording mail to:

ERWIN & ASSOCIATES, LLC
4043 N. RAVENSWOOD AVE., #208
CHICAGO, IL 60613

Send Subsequent Tax Bills to:

SCOTT HALVER
4814 N. CLARK ST. #206S
CHICAGO, IL 60640

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Exhibit A

LEGAL DESCRIPTION

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

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STREET ADDRESS: 4814 N. CLARK STREET

UNIT 206S/P-16

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-08-315-058-1021

LEGAL DESCRIPTION: 14-08-315-058-1060

UNITS 206S AND P-16

IN THE KINETIC LOFTS AT RAINBO VILLAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARTS OF LOTS 2, 3, 4, 5, 6, 7, 8 IN BLOCK 1 OF KEENEY'S ADDITION TO RAVENSWOOD, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 AND ALSO A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, BOTH IN TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 11, 2007 AS DOCUMENT NUMBER 0725415119, AS AMENDED BY FIRST AMENDMENT TO SAID DECLARATION RECORDED JANUARY 7, 2008 AS DOCUMENT 0800731091 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

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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 PROEPRTY 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.

THE 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 SIPULATED AT LENGTH HEREIN.

THERE IS NOT RIGHT OF FIRST REFUSAL OF ANY TENANT.

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