

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 1321104160 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/30/2013 02:13 PM Pg: 1 of 3

THE GRANTOR, Parcel C Land, L.L.C., an Illinois Limited Liability Company, of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO: Joseph A. Zager and Adriana Zager of 1901 S. Calumet Avenue, Unit 906, Chicago, IL 60616 ("Grantees"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(above space for recorder only)



SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.


Permanent Real Estate Index Number(s): 17-22-310-015-1391

STC01146-15093  
Lot 1

Address of Real Estate: 1841 South Calumet Avenue, GU-197, Chicago, Illinois 60616

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) public, private and utility easements, including without limitation, view corridor easements or restrictive covenants; (5) encroachments, covenants, conditions, restrictions, and agreements of record, certain unrecorded license agreements and railroad rights of way, reservations, easements and rights, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Unit(s) as a residential condominium; (6) the Declaration and other project documents, and any amendments and exhibits thereto; (7) the provisions of the Illinois Condominium Property Act; (8) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; (9) Central Station Redevelopment Agreement and any amendments and exhibits thereto; (10) conditions and provisions of the Near South Tax Increment Financing Redevelopment Project Area; (11) the terms and conditions of the Special Service Area Ordinance; and (12) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

REAL ESTATE TRANSFER		07/11/2013	
	COOK		\$7.50
	ILLINOIS:		\$15.00
	TOTAL:		\$22.50
17-22-310-015-1391   20130601606939   9920D3			

REAL ESTATE TRANSFER		07/11/2013	
	CHICAGO:		\$112.50
	CTA:		\$45.00
	TOTAL:		\$157.50
17-22-310-015-1391   20130601606939   XW4WR9			

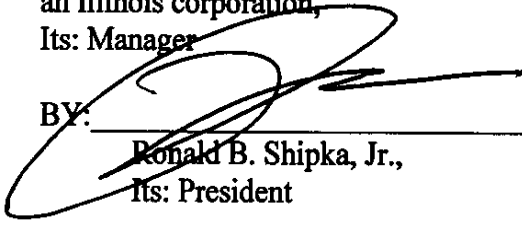
STEWART TITLE COMPANY  
2055 W. Army Trail Rd. Suite 110  
Addison, IL 60101  
630-889-4050

S 4  
P 3  
S N  
SC 4  
INT B.R.

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on June 25, 2013.

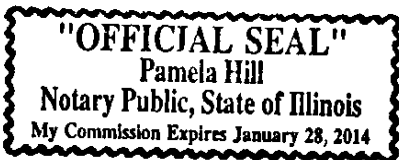
Parcel C Land, L.L.C.,  
an Illinois limited liability company  
BY: EDC Parcel C Land, L.L.C., a Manager  
BY: Management, Inc.,  
an Illinois corporation,  
Its: Manager

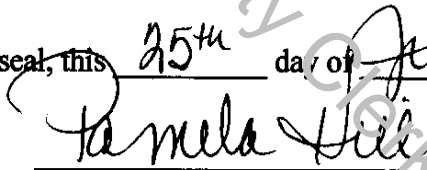
BY:   
Ronald B. Shipka, Jr.,  
Its: President

State of Illinois)  
                                  ) ss  
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald B. Shipka, Jr., in the capacity noted above, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed, sealed and delivered the said instrument as his free and voluntary act, in the capacity noted above, for the uses and purpose therein set forth.

Given under my hand and official seal, this 25<sup>th</sup> day of June, 2013



  
\_\_\_\_\_  
Notary Public

This Instrument was prepared by:

Brown, Udell, Pomerantz & Delrahim 1332 N. Halsted St. Suite 100, Chicago, IL, 60642

Mail to:  
SHARON ZOGAS & ASSOC.  
ATTORNEYS AT LAW  
10080 S. Western Avenue  
CHICAGO, IL. 60643

Send subsequent tax bills to:  
Joseph A. Zager & Adriana Zager  
1901 S. Calumet  
unit 906  
CHICAGO, IL. 60616

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## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 01146-15093

Unit GU-197 together with its undivided percentage interest in the common elements in Museum Park Place Condominium, as delineated and defined in the Declaration recorded as document number 0623316047, in the east ½ of the southwest 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN# 17-22-310-015-1391

Property of Cook County Clerk's Office