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Doc#: 1323204001 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/20/2013 08:10 AM Pg: 1 of 4

**SPECIAL WARRANTY
DEED
Statutory (Illinois)**

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10/2
EG
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SAY 633-549
DZ

THE GRANTOR, KSW DEVELOPMENT, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in Hand Paid, CONVEYS and WARRANTS to SCOTT PEARSON, 2643 N. Clybourn, #2, Chicago, IL 60614 (the "GRANTEE"), the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

[See Exhibit A attached hereto and made a part hereof]

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements, including drainage system easement; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the 2353 West Belden Condominium Association (the "Declaration"); (viii) the Operating Agreement (as defined in Section 8 herein); (ix) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (x) Encroachments, which do not effect the use of the Unit as a residence; and (xi) acts of Purchaser.

Permanent Real Estate Index Numbers: 14-31-105-001-0000 and 14-31-105-002-0000

Address of Real Estate: 2353 W. Belden, Unit 3n, Chicago, Illinois, 60647

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNITS 3N IN 2353 WEST BELDEN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

OF LOTS 1 AND 2 (EXCEPT THOSE PARTS OF SAID LOTS 1 AND 2 LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 31 AS CONDEMNED FOR THE WIDENING OF WESTERN AVENUE), IN BLOCK 6 IN HOLSTEIN, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

LOT 3 (EXCEPT THOSE PARTS OF SAID LOT 3 LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 31 AS CONDEMNED FOR THE WIDENING OF WESTERN AVENUE), IN BLOCK 6 IN HOLSTEIN, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS APPENDIX A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1304222030 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 1230429110.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF P-3, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1304222030.

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“Grantor also hereby grants Grantee, it’s 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, as Grantor reserves to itself, it’s successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.”

“This Deed 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.”

THE TENANT OF THE UNIT EITHER WAIVED OR FAIL TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.

Property of Cook County Clerk's Office