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SPECIAL WARRANTY DEED

Doc#: 1323901018 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/27/2013 10:12 AM Pg: 1 of 3

CA8911776 D2 DG 1 of 2

THIS INDENTURE, made as of this 24th day of July, 2013, between **3161 HALSTED LLC**, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **PHILIP TRAMPE and DEVON VAN BEEK**, as joint tenants with the right of survivorship, of Chicago, Illinois, party of the second part, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1:

UNIT NUMBER 202 IN THE 3161 N. HALSTED CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTH 22 FEET OF LOT 21, ALL OF LOT 20 AND THE SOUTH 4 FEET OF LOT 19 IN VAN WAGENEN'S SUBDIVISION OF THE WEST PART OF THE NORTHWEST QUARTER OF LOT 1 IN BICKERDIKE AND STEELE'S SUBDIVISION IN WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0811622093, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF **PARKING SPACE G-8**, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0811622093.

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 set forth in said Declaration 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. And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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 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 same, by through or under it, subject to: (1) general real estate taxes not due and payable at the time of Closing; (2) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (3) covenants, conditions and restrictions and agreements of record, including the Declaration, as amended from time to time; (4) the Condominium Property Act of Illinois (the "Act"); (5) the City of Chicago Condominium Ordinance; (6) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; (7) leases of or licenses with respect to portions of the Common Elements, if any.

Box 400-CTCC

426071
S V
P 3
S N
SC V
INT B

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Permanent Real Estate Index Numbers: 14-28-100-039-1004

Address of Real Estate: 3161 N. Halsted Street, Unit 202, Chicago, Illinois 60657

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents as of the day and year first above written.

3161 Halsted LLC, an Illinois limited liability company

By: [Signature]
Name: Daniel P. Leahy
Its: Manager

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel P. Leahy, the Manager of 3161 Halsted LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager of said limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26th day of July, 2013.

[Signature]
Notary Public

After Recording Mail To:

Peter Johnson
11 East Hubbard #202
Chicago, IL 60611


Send Subsequent Tax Bills To:

Messrs Philip Tremp
and Jason Van Balle
3161 N. Halsted #202
Chicago IL 60657





This instrument was prepared by:

Steven L. DeGraff
Much Shelist, P.C.
191 N. Wacker Drive, Suite 1800
Chicago, Illinois 60606

REAL ESTATE TRANSFER	08/02/2013
 CHICAGO:	\$3,525.00
CTA:	\$1,410.00
TOTAL:	\$4,935.00

14-28-100-039-1004 | 20121001605019 | 2C2K2Z

REAL ESTATE TRANSFER	08/02/2013
  COOK	\$235.00
ILLINOIS:	\$470.00
TOTAL:	\$705.00

14-28-100-039-1004 | 20121001605019 | FLOVLB

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EXHIBIT "A"

LEGAL DESCRIPTION

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