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Chicago Title Insurance Company

SPECIAL WARRANTY DEED (Corporation to Individual)



1328233052

Doc#: 1328233052 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/09/2013 10:45 AM Pg: 1 of 3

1409-5T5143570
PK 2/3



THIS INDENTURE, made this 26th day of August, 2013 between 3641-45 N. ELSTON, 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 Zachary M. Janush, Kathleen E. Janush and Dale R. Janush, not as tenants in common or as tenants by the entirety, but as joint tenants with right of survivorship

(GRANTEE'S ADDRESS) 823 N. Elmwood, Oak Park, IL 60302

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of COOK and State of Illinois known and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: general real estate taxes not due and payable at the time of Closing; the Act; the Declaration and Condominium Documents; applicable zoning and building laws and ordinances; covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); acts done or suffered by Purchaser or anyone claiming through Purchaser; utility easements, ~~whether recorded or unrecorded~~ *AVC*

Permanent Real Estate Index Number(s): 13-23-233-026-1011 (NEW PIN);

Apt 13-23-233-007-0000; 13-23-233-008-0000; 13-23-233-009-0000 (OLD PIN)

Address(es) of Real Estate: ~~Unit~~ *AVC* 303, 3637 N. SPAULDING, CHICAGO, Illinois 60618

Together with all the singular and 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, of the said party of the first part, either in law or 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said 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 incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed and attested to these presents by its members, the day and year first above written.

3641-45 N. Elston, LLC, an Illinois Limited Liability Company

By *Victor Ayala*
Victor Ayala, as Member

By *Timothy Loucopoulos*
Timothy Loucopoulos, as Member

By *Constantine Fourlas*
Constantine Fourlas, as Member

By *Chester Bachula*
Chester Bachula, as Member

STATE OF ILLINOIS, COUNTY OF *Cook* ss.


I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Victor Ayala, Timothy Loucopoulos, Constantine Fourlas, and Chester Bachula personally known to me to be the members of the 3641-45 N. Elston, LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Victor Ayala, Timothy Loucopoulos, Constantine Fourlas and Chester Bachula signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority given by the Board of Directors of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this *6th* day of *September*, *2013*
Andriana M. Dejeu (Notary Public)


Prepared By: Richard J. Caldarazzo, Esq.
Mar Cal Law, P.C.
3310 N. Harlem Ave.
Chicago, Illinois 60634

Mail To: *Walter M. Pillewicz*
135 W. La Salle St. Ste 2000
Chicago, IL 60603

Name & Address of Taxpayer:
Zachary M. Janush
UNIT 303, 3637 N. SPAULDING
CHICAGO, Illinois 60618

REAL ESTATE TRANSFER		09/11/2013
	CHICAGO:	\$1,687.50
	CTA:	\$675.00
	TOTAL:	\$2,362.50

13-23-233-026-1011 | 20130901601362 | SEFSGT

REAL ESTATE TRANSFER		09/11/2013
	COOK	\$112.50
	ILLINOIS:	\$225.00
	TOTAL:	\$337.50

13-23-233-026-1011 | 20130901601362 | RHZK33

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5143570 HNC
STREET ADDRESS: 3637 N. SPAULDING #303
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 13-23-233-026-1011

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 303 IN THE ELSTON TIMBER LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 69 AND 70 IN WILLIAM BOLDENWECK'S ADDITION TO UNTER DER LINDEN IN NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS AND

LOTS 1, 2, 3 AND 4 IN PEASE'S ELSTON AVE ADDITION, BEING A RESUBDIVISION OF LOTS 66, 67 AND 68 IN WILLIAM BOLDENWECK'S ADDITION TO UNTER DER LINDEN, BEING THAT PART OF THE SOUTH QUARTER OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4, LYING NORTH AND EAST OF ELSTON AVE IN SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0727603042; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF SAID RECORDED AS DOCUMENT 0727603042.