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SPECIAL WARRANTY DEED

MAIL TO:

Jonathan Aven, Esq.
The Law Offices of Jonathan M. Aven, Ltd.
180 N. Michigan Ave. Ste. 2105
Chicago, IL 60601

Doc#: 1405004011 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/19/2014 09:03 AM Pg: 1 of 3

PK
10/0
CT ST 5143915
NAME & ADDRESS OF TAXPAYER:

Patricia Ann Kentgen
1810 W. Grace Street, Unit 112T
Chicago, Illinois 60613

THE GRANTOR, 1810 W. GRACE ST., 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, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged by these presents and pursuant to authority given by the Board of Directors of said limited liability company, does REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE:

Patricia Ann Kentgen
1476 Perry, Unit 610
Des Plaines, Illinois 60016

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

Property Address: 1810 West Grace Street, Unit 112T and Parking Unit P-38, Chicago, Illinois 60613
PIN: 14-19-212-044-1012 (Unit 112T)
14-19-212-044-1128 (Parking Unit P-38)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in otherwise appertaining, the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD, the said premises, above described, with the appurtenances, unto the Grantee, forever.

EITHER (A) NO TENANT HAD A RIGHT OF FIRST REFUSAL TO PURCHASE THE PROPERTY ON THE DATE ON WHICH THE GRANTOR GAVE THE NOTICE REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT (THE "ACT"); (B) AT THE DATE ON WHICH THE GRANTOR GAVE THE NOTICE REQUIRED BY SECTION 30 OF THE ACT, THE UNIT WAS OCCUPIED AND THE TENANT THEREOF FAILED TO EXERCISE OR WAIVED ITS FIRST RIGHT AND OPTION TO PURCHASE THE UNIT, ALL AS PROVIDED IN THE ACT, OR (C) THE GRANTEE WAS A TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE PROPERTY TO CONDOMINIUM.

Grantor also hereby grants to the Grantees, its successors and assigns, as rights and easements appurtenant to

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BOX 333-CT

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Grantor also hereby grants to the Grantees, its 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 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.

This deed is further subject to only (a) general real estate taxes and assessments not due and payable at the time of closing; (b) party wall rights and agreements, easements, covenants, conditions, restrictions, ordinances and building lines of record; (c) easement agreements which may hereafter be executed by Seller; (d) the Act; (e) the Declaration, including all amendments and exhibits thereto, and conditions of title set forth therein; (f) applicable zoning and building laws and ordinances; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) other title exceptions, if any, including mechanic's lien claims; (i) special service area assessments; (j) environmental disclosure document recorded with the Cook County Recorder on December 9, 1994 as Document No. 04033594; and (k) No Further Remediation Letter recorded with Cook County Recorder on December 15, 2009 as Document No. 0934939033 (the exceptions set forth in clauses (a) through (k) are hereinafter collectively called the "Permitted Exceptions").

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Manager on this 28 day of August, 2013.

1810 W. GRACE ST., LLC
an Illinois limited liability company

by: *[Signature]* (Seal)
K. NICHOLAS KOPLEY
its: Manager

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 K. NICHOLAS KOPLEY, personally known to me to be the Manager of said Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Members of said Limited Liability Company, as his 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.

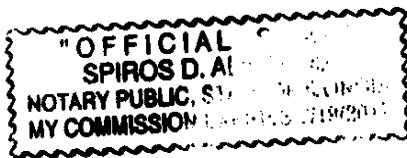
Given under my hand and official seal, this 28 day of August 2013

Commission Expires: _____

[Signature]
NOTARY PUBLIC

NAME AND ADDRESS OF PREPARER:

John Skoubis, Esquire
SKOUBIS & MANTAS, LLC
1300 West Higgins Road, Suite 209
Park Ridge, Illinois 60068



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LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 112T AND PARKING UNIT P-38 IN THE LOFTS AT 1800 CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 TO 6, BOTH INCLUSIVE, AND THE EAST 1/3 OF LOT 7, TOGETHER WITH THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH AND ADJOINING THE SOUTH LINE OF SAID LOTS 1 TO 6, BOTH INCLUSIVE, AND THE EAST 1/3 OF LOT 7; ALSO LOTS 43 TO 48, BOTH INCLUSIVE, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH AND ADJOINING THE NORTH LINE OF SAID LOTS 43 TO 48, BOTH INCLUSIVE, ALL IN BLOCK 16 IN FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14, 15 AND LOTS 1, 2 AND 3 IN BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4), IN COOK COUNTY, ILLINOIS;

AND



THE EAST 8 1/3 FEET OF LOT 42 TOGETHER WITH THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF THE EAST 8 1/3 FEET OF SAID LOT 42 IN BLOCK 16 IN FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND 15 AND LOTS 1, 2 AND 3 IN BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0927534042; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.


PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-30 AS A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0927534042.

P.I.N.: 14-19-212-044-1012 (Unit 112T – Newly Divided PIN)
 14-19-212-044-1128 (P-38 – Newly Divided PIN)
 14-19-212-041-0000 (Underlying Land)

c/k/a: 1810 West Grace Street, Unit 112T and P-38, Chicago, Illinois 60613

REAL ESTATE TRANSFER	10/10/2013
 COOK	\$248.50
 ILLINOIS:	\$497.00
TOTAL:	\$745.50

14-19-212-044-1012 | 20131001602897 | PCK5J7

REAL ESTATE TRANSFER	10/10/2013
 CHICAGO:	\$3,727.50
CTA:	\$1,491.00
TOTAL:	\$5,218.50

14-19-212-044-1012 | 20131001602897 | DWN5NE