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SPECIAL WARRANTY DEED ILLINOIS

Doc#: 1408335099 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/24/2014 02:17 PM Pg: 1 of 3

This instrument was prepared by:

Ami J. Oseid
Attorney at Law
3703 W. Irving
Park Road
Chicago, Illinois
60618

FIRST AMERICAN

File # 2508635

Know All Men By These Present, that **849 NORTH FRANKLIN UNIT 819 LLC**, an Illinois Limited Liability Company (the "Grantor"), for and in consideration of the sum of ten dollars (\$10.00) in cash and other good and valuable consideration, in hand paid, by **Jonathan D. Levinsky** (the "Grantee") of 405 N. Wabash, #1812, Chicago, Illinois 60610 to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these present, does GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See legal description attached hereto as Exhibit "A"

Address of Real Estate: 849 N. Franklin, Unit 819, Chicago, Illinois 60610

Permanent Index Number: 17-04-445-017-1114

(the "Property") subject to covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) general real estate taxes not yet due and payable.

S Y
P 3
S N
SC Y
INT Y

REAL ESTATE TRANSFER	02/05/2014
CHICAGO:	\$1,762.50
CTA:	\$705.00
TOTAL:	\$2,467.50

17-04-445-017-1114 | 20140101605670 | 0X7546

REAL ESTATE TRANSFER	02/05/2014
COOK:	\$117.50
ILLINOIS:	\$235.00
TOTAL:	\$352.50

17-04-445-017-1114 | 20140101605670 | BPYM9A

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EXECUTED this 29th day of January, 2014

849 NORTH FRANKLIN UNIT 819 LLC
an Illinois Limited Liability Company
By: George Pappageorge, as member

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 George Pappageorge, as member of 849 North Franklin Unit 819 LLC, an Illinois Limited Liability Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person an acknowledged that he signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 29th day of January, 2014

NOTARY PUBLIC

5/17/14
Com mission Expires

MAIL TO:
Larry Magill
Attorney at Law
2751 Hurd Avenue
Evanston, IL 60201

MAIL SUBSEQUENT TAX BILLS TO:
Jonathan D. Levirsky
849 N. Franklin, Unit 819
Chicago, IL 60610



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EXHIBIT A

Legal Description

Commonly known as: 849 N. Franklin, Unit 819, Chicago, Illinois 60610st

Permanent index numbers: 17-04-445-017-1114

LEGAL DESCRIPTION:**PARCEL 1:**

DWELLING UNIT 819 IN THE PARC CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

SUB-PARCEL 1:

LOTS 10 TO 18 IN STORR'S SUBDIVISION OF BLOCK 30 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 2:

THE WEST 26 FEET OF LOT 3, ALL OF LOTS 4 TO 10 AND THE WEST 26 FEET OF LOT 11 ON THE SUBDIVISION OF BLOCK 31 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 3:

ALL OF THE NORTH-SOUTH 10 FOOT WIDE VACATED ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 4 AND 10 AND SAID WEST LINE OF LOT 4 PRODUCED NORTH 18 FEET AND LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 5 TO 9 ALSO ALL OF THE EAST - WEST 18 FOOT WIDE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 10, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 4 AND LYING WEST OF AND ADJOINING THE WEST LINE OF THE EAST 18 FEET OF SAID LOT 4 PRODUCED NORTH 18 FEET ALL IN THE SUBDIVISION OF BLOCK 31 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 4:

ALL OF THE EAST-WEST 18 FOOT WIDE VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 10 AND THE WEST 26 FEET OF LOT 11, LYING NORTH OF THE NORTH LINE OF LOT 4 AND THE WEST 26 FEET OF LOT 3, LYING WEST FO A LINE EXTENDING NORTH FROM THE NORTHEAST CORNER OF THE WEST 26 FEET OF SAID LOT 3 TO THE SOUTHEAST CORNER OF THE WEST 26 FEET OF SAID LOT 11 AND LYING EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF THE WEST 18 FEET OF LOT4, ALL IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION FO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0613910107; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE 198, A LIMITED COMMON ELEMENT. AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.