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**SPECIAL WARRANTY
DEED
(Corporation to individual)
(Illinois)**



Doc#: 1422412201 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/12/2014 02:25 PM Pg: 1 of 3

THIS AGREEMENT, made this 14 day of JULY 2014, between **WINGED FOOT INVESTMENTS, INC.**, a Maryland Corporation, whose address is Executive Plaza II Suite 200, 11350 McCormick Rd., Hunt Valley, MD 21031, a party of the first part, and **AGUEDA CORONA and LUIS C. TOBIAS** whose address is

3348 W. LeMayne St
Chicago IL 60651

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars

and other good and valuable consideration the receipt of which is hereby acknowledged 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 party of the second part, and to his/here/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:

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ST5151215
PK 2/2

UNIT 1W IN THE 3250 WEST WASHINGTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 53 FEET OF THAT PART OF BLOCK 2, LYING SOUTH OF THE SOUTH LINE OF THE ALLEY IN BABCOCK'S SUBDIVISION OF THE WEST 5 ACRES OF THE EAST 20 ACRES OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF LAKE STREET, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98388090, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

SV
18889339

Permanent Real Estate Number(s): 16-11-413-060-1002

Address(es) of real estate: 3252 W. WASHINGTON BLVD, UNIT 1W, CHICAGO, IL 60624

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever. 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, his/her/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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND subject to:

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BOX 333-CT



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(i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions, easements and building lines of record; (v) party wall rights and agreements, if any; (vi) encroachments; (vii) Intentionally deleted; (viii) the Municipal Code of the City of CHICAGO ; (ix) public and utility easements of record; (x) private easements of record; (xi) leases, licenses, operating agreements, and other agreements affecting the property; (xii) limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; (xiii) installments due after closing for assessments levied pursuant to the Declaration, if applicable; (xiv) liens and matters of title over which the title insurance company is willing to insure; and (xv) acts done or suffered by grantee.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, the day and year first above written.

WINGED FOOT INVESTMENTS, INC.

By: 
 Kirk D. Warner, President

REAL ESTATE TRANSFER TAX		21-Jul-2014
		COUNTY: 25.25
		ILLINOIS: 50.50
		TOTAL: 75.75
16-11-413-060-1002 20140701613846 0-617-394-304		

REAL ESTATE TRANSFER TAX		21-Jul-2014
	CHICAGO: 378.75	
		CTA: 151.50
		TOTAL: 530.25
16-11-413-060-1002 20140701613846 0-759-771-264		

Property Clerk's Office

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STATE OF Maryland
COUNTY of Baltimore ss.

I, Katrina Lee Strohman a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Kirk D. Warner, President personally known to me to be the President of **WINGED FOOT INVESTMENTS, INC.**, a Maryland corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such he/she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4 day of July, 2014.

[Signature]
Notary Public

KATRINA LEE STROHMAN
Notary Public-Maryland
Baltimore County
My Commission Expires
October 2, 2017

Commission expires 10/2/17

Prepared By:

John J. Voutiritsas, Esq.
8770 W. BRYN MAWR, SUITE 1300
CHICAGO, IL 60631

Send subsequent tax bills to: email to:

Agueda Corona
3348 W. LeMoyne St.
Chicago Il 60651

~~MAIL TO:~~