



MAIL TO:

ELIZABETH AFKOWITSCH

5140 N. ELSTON AVE.

CHICAGO, IL 60630

Doc#: 1425935002 Fee: \$42.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 09/16/2014 08:28 AM Pg: 1 of 3

(The Above Space For Recorder's Use)

**SPECIAL WARRANTY DEED**

THIS INDENTURE made this 5 day of <sup>Sept</sup>~~July~~, 2014 between EBULON FINANCIAL GROUP, LLC, an Illinois limited liability company, 4117 Oakton, Skokie, IL 60076 created and existing under and by virtue of the laws of State of Illinois, and duly authorized to transact business in the State of Illinois, as GRANTOR, and ELIZABETH A. IFKOWITSCH, of Chicago, IL, as Grantee.

WITNESSTH, the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(\$) the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO

Together with all and singular the 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, unto the Grantee, either in law or in 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 Grantee, its heirs and assigns forever.

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or 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 GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the Dwelling Unit or the Parking Unit, if any:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration, including all amendments and exhibits attached thereto;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record;
5. Applicable zoning and building laws, ordinances and restrictions;

ST 5151774 1/2 new line new date 4/7

107334 CTI

S	Y
P	3
S	4
SC	Y
INT	Y

# UNOFFICIAL COPY

- 6. Provisions of the Condominium Property Act of Illinois;
- 7. Installments due after the date of closing of assessments established pursuant to the Declaration;
- 8. Grantee's mortgage, and
- 9. acts done or suffered by the Grantee

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written

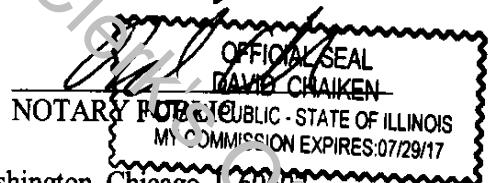
EBULON FINANCIAL GROUP, LLC

By: Alex Loyfman, Manager

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Alex Loyfman the Manager of Ebulon Financial Group, 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, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth

Given under my hand and notary seal, this 5 day of Sept, 2014

 OFFICIAL SEAL  
DAVID CHAIKEN  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 07/29/17

This Deed was prepared by: David Chaiken, 111W. Washington, Chicago, IL 60602

Send Subsequent tax bills to:

ELIZABETH IKOWITZCH  
5140 N. ELSTON AVE  
CHICAGO, IL 60630

REAL ESTATE TRANSFER TAX		09-Sep-2014
CHICAGO:		900.00
CTA:		360.00
<b>TOTAL:</b>		<b>1,260.00</b>

13-09-407-082-1021 | 20140901627417 | 1-764-566-144

REAL ESTATE TRANSFER TAX		09-Sep-2014
COUNTY:		60.00
ILLINOIS:		120.00
<b>TOTAL:</b>		<b>180.00</b>

13-09-407-082-1021 | 20140901627417 | 0-901-325-952

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## EXHIBIT A

### LEGAL DESCRIPTION

**UNITS S1 AND PG IN THE WINONA-ELSTON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOTS 19, 20, 21, 22, 23 AND 24 IN BARTELS AND GOLBECK'S ELSTON AVENUE SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, 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 NO. 25506685, AND AS AMENDED FROM TIME TO TIME; TOGETHER WITH THEIR RESPECTIVE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

**PIN: 13-09-407-082-1021; 13-09-407-082-1031**

**ADDRESS OF PROPERTY: 5140 N. ELSTON, #S1, CHICAGO, ILLINOIS 60630**

*of Cook County Clerk's Office*