

**This Document Prepared by:**  
**Attorney John J. Turner,**  
**527 S. Wells Street, Suite 800**  
**Chicago, IL 60607**



**Doc#: 1429449046 Fee: \$44.00**  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/21/2014 12:15 PM Pg: 1 of 4

**Subject Property:**  
**Condominium Unit 504**  
**PIN 17-28-212-100-1031**  
**309-315 W. 23<sup>rd</sup> Street**  
**Chicago, IL 60616**

*504*

Property of Cook County Clerk's Office

**SPECIAL WARRANTY DEED**

**LAKESIDE SPE, LLC RICHLAND**, an Illinois limited liability company ("**Grantor**"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, **GRANTS AND CONVEYS** to **JAMES MOY, CHESTER MOY and FLORA MOY, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON** (the "**Grantees**"), the following described real estate, together with all improvements and fixtures situated thereon:

**SEE EXHIBIT A – LEGAL DESCRIPTION, ATTACHED HERETO**

subject to the following exceptions: unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments, which an accurate and complete survey would disclose; and acts done or suffered by or on behalf of, or at the instance and request of, Grantees, and to those matters described in Exhibit B – Permitted Exceptions, attached hereto,

together with the rights and appurtenances belonging thereto, and to have and hold the same and its proper use and benefit forever,

Grantor warrants to Grantees and their successors in title that Grantor has not created or permitted to be created any lien, charge or encumbrance against said real estate which is not shown among the above title exceptions, and Grantor covenants that it will defend the same to the extent of the warranties made herein against the lawful claims of all persons.

Dated: 10/14, 2014

LAKESIDE SPE, LLC RICHLAND

By: Lakeside Bank, an Illinois banking corporation,  
its Member

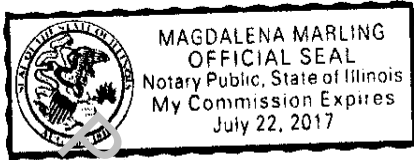
By: *Vincent J. Tolve*  
Name: Vincent J. Tolve  
Title: **EXECUTIVE VICE PRESIDENT & TRUST OFFICER**

# UNOFFICIAL COPY

Richland 504

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing Instrument was acknowledged before me on 10/14, 2014,  
by Vincent J. Tolve, the Exec. VP & Trust Officer of and on behalf of  
Lakeside Bank, an Illinois banking corporation, the Member of and for and on behalf of  
Lakeside SPE, LLC Richland, an Illinois limited liability company.



*Magdalena Marling*  
Notary Public

REAL ESTATE TRANSFER TAX		17-Oct-2014
	CHICAGO:	1,612.50
	CTA:	645.00
	<b>TOTAL:</b>	<b>2,257.50</b>
17-28-212-100-1031   20141001637581   1-545-903-232		

REAL ESTATE TRANSFER TAX		17-Oct-2014
	COUNTY:	107.50
	ILLINOIS:	215.00
	<b>TOTAL:</b>	<b>322.50</b>
17-28-212-100-1031   20141001637581   0-359-771-264		

Send Recorded Deed + Tax Bill To:

James May  
313 W. 23rd Street #504  
Chicago, IL 60616

# UNOFFICIAL COPY

504

**EXHIBIT A**  
**Legal Description**

Unit 504 in the 309-315 W. 23<sup>rd</sup> Condominium, as delineated and defined in the Declaration recorded as Document No. 0931444064, as amended from time to time, together with its undivided percentage interest in the common elements, in Section 28, Township 39, North Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN 17-28-212-100-1031

Address: 309 W. 23<sup>rd</sup> Street #504, Chicago, Illinois 60616

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Richland 504

## **EXHIBIT B** **Permitted Exceptions**

1. GENERAL REAL ESTATE TAXES: FOR 2014 AND SUBSEQUENT YEARS.
2. EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE OVER, UPON AND UNDER THE EAST 10 FEET OF THE WEST 18 FEET MORE OR LESS LOCATED IN THE NORTHWEST CORNER OF THE SUBJECT LAND AS CONTAINED IN DOCUMENT RECORDED AS NUMBER 17239192.
3. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 931444064, AS AMENDED FROM TIME TO TIME.  
  
(B) LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT.
4. PARTY WALLS AND PARTY WALL RIGHTS AND EASEMENTS AS CONTAINED IN DOCUMENT NO. 6237740.
5. TERMS AND PROVISIONS OF ORDER ESTABLISHING A FREEWAY CONTAINED IN DOCUMENT NOS. 18218786 AND 18218787.
6. ENCROACHMENTS AS SHOWN IN SURVEY MADE BY CERTIFIED SURVEY INC., DATED JULY 3, 2004 UNDER ORDER NO. 04437, AS SHOWN IN SURVEY MADE BY LANDMARK ENGINEERING CORPORATION DATED NOVEMBER 6, 2003 UNDER ORDER NO. 03-09-042-R AND AS CONTAINED IN SURVEY AFFIXED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0931444064.