



Doc#: 1432335044 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/19/2014 10:32 AM Pg: 1 of 8

SPECIAL WARRANTY DEED

THE GRANTOR
(Name and Address)

(Above Space for Recorder's use only)

The Harvard School Condominiums LLC
2747 North Lincoln Avenue
Chicago, Illinois 60614

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 (\$10.00) DOLLARS in hand paid, does GRANT, BARGAIN, SELL AND CONVEY to

Deborah Epstein and David Epstein, husband and wife, as tenants by the entirety, 4731 South Ellis Avenue, Unit 3, Chicago, Illinois 60615

(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Exhibit A attached hereto.) TO HAVE AND TO HOLD said premises as described herein unto Grantee, forever. The conveyance of the premises is made subject only to the matters set forth on Exhibit B.

Permanent Index Number (PIN): 20-11-103-033-1003

Address(es) of Real Estate: 4731 South Ellis Avenue, Unit 3, Chicago, Illinois 60615

DATED this 31st day of October, 2014

The Harvard School Condominiums LLC,
an Illinois limited liability company

By: Duncan Harris
Duncan Harris
Managing Member

The Harvard School Condominiums LLC,
an Illinois limited liability company

By: _____
Dale Steven Soble
Managing Member

SY
P
S
SC
INT

REAL ESTATE TRANSFER TAX 07-Nov-2014



COUNTY: 387.50
ILLINOIS: 775.00
TOTAL: 1,162.50

20-11-103-033-1003 | 20141101642243 | 1-122-927-232

REAL ESTATE TRANSFER TAX 07-Nov-2014



CHICAGO: 5,812.50
CTA: 2,325.00
TOTAL: 8,137.50

20-11-103-033-1003 | 20141101642243 | 0-820-986-496

8975773 RF 1091

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SPECIAL WARRANTY DEED

THE GRANTOR
(Name and Address)

The Harvard School Condominiums LLC
2747 North Lincoln Avenue
Chicago, Illinois 60614

(Above Space for Recorder's use only)

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(Name and Address of Grantee)

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Permanent Index Number (PIN): 20-11-103-033-1003

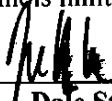
Address(es) of Real Estate: 4731 South Ellis Avenue, Unit 3, Chicago, Illinois 60615

DATED this 3rd day of November, 2014

The Harvard School Condominiums LLC,
an Illinois limited liability company

The Harvard School Condominiums LLC,
an Illinois limited liability company

By: _____
Duncan Harris
Managing Member

By:  _____
Dale Steven Soble
Managing Member

Mail to:
Ellen J. Morris
218 N. Jefferson
4th Floor
Chicago, IL 60661

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Dale Steven Soble**, personally known to me to be a Managing Member of The Harvard School Condominiums, LLC, an Illinois limited liability company whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged as such Managing Member that he signed, sealed and delivered the said instrument pursuant to the authority given by the members of the Harvard School Condominiums, LLC as his free and voluntary act, and the free and voluntary act of the LLC for the uses and purposes therein set forth.

Given under my hand and notarial seal, this ____ day of _____, 2014

Commission expires _____, 20__

Notary Public

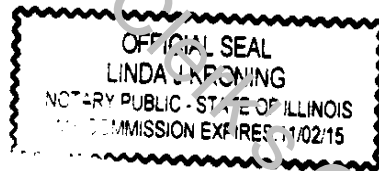
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Duncan Harris**, personally known to me to be a Managing Member of The Harvard School Condominiums, LLC, an Illinois limited liability company whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged as such Managing Member that he signed, sealed and delivered the said instrument pursuant to the authority given by the members of the Harvard School Condominiums, LLC as his free and voluntary act, and the free and voluntary act of the LLC for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 31st day of October, 2014

Commission expires _____, 20__



Notary Public



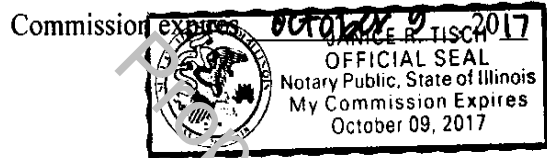
This instrument was prepared by: Linda J. Kroning, 20 South Clark Street, Suite 2301, Chicago, Illinois 60603

(Name and Address)

UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Dale Steven Soble**, personally known to me to be a Managing Member of The Harvard School Condominiums, LLC, an Illinois limited liability company whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged as such Managing Member that he signed, sealed and delivered the said instrument pursuant to the authority given by the members of the Harvard School Condominiums, LLC as his free and voluntary act, and the free and voluntary act of the LLC for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 3 day of November, 2014



Janice R Tisch
Notary Public

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Duncan Harris**, personally known to me to be a Managing Member of The Harvard School Condominiums, LLC, an Illinois limited liability company whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged as such Managing Member that he signed, sealed and delivered the said instrument pursuant to the authority given by the members of the Harvard School Condominiums, LLC as his free and voluntary act, and the free and voluntary act of the LLC for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 3 day of November, 2014

Commission expires _____, 20____
Notary Public

This instrument was prepared by: Linda J. Kroning, 20 South Clark Street, Suite 2301, Chicago, Illinois 60603
(Name and Address)

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A (CONTINUED)

ORDER NO.: 1401 008975773 D2

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT NO. 3 IN THE HARVARD SCHOOL CONDOMINIUMS AS

DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

A TRACT OF LAND BEING THE SOUTH 1/2 OF LOT 6 AND THE NORTH 7 FEET OF LOT 7 (EXCEPT THE WEST 7 FEET OF SAID PARTS OF LOTS 6 AND 7) IN BLOCK 11 IN LYMAN, LARNED AND WOODBRIDGE'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART LYING WEST OF THE ILLINOIS CENTRAL RAILROAD OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING FROM SAID TRACT OF LAND ALL THAT PART THEREOF

LYING BELOW A HORIZONTAL PLANE OF +18.18 FEET (CHICAGO CITY DATUM) AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT, 125.50 FEET TO A POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 11 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 10.90 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 13.90 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 11 SECONDS EAST, A DISTANCE OF 62.53 FEET TO THE NORTH LINE OF SAID TRACT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 26.16 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 11 SECONDS WEST, A DISTANCE OF 10.95 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 75.14 FT; THENCE SOUTH 00 DEGREES 00 MINUTES 11 SECONDS WEST, A DISTANCE OF 62.28 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 115.20 FEET TO THE POINT OF BEGINNING,

AND ALSO EXCEPTING FROM SAID TRACT OF LAND ALL THAT PART THEREOF LYING ABOVE A HORIZONTAL PLANE OF +18.18 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE OF +28.14 FEET (CHICAGO CITY DATUM) AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT, 125.50 FEET TO A POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 11 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 10.90 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 13.90 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 11 SECONDS EAST, A DISTANCE OF 56.83 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.80 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 11 SECONDS WEST, A DISTANCE OF 5.25 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 85.50 FT; THENCE SOUTH 00 DEGREES 00 MINUTES 11 SECONDS WEST, A DISTANCE OF 62.28 FEET TO THE SOUTH LINE OF

CONTINUED ON NEXT PAGE



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 EXHIBIT A PAGE 2
 CHICAGO TITLE INSURANCE COMPANY

**COMMITMENT FOR TITLE INSURANCE
 SCHEDULE A (CONTINUED)**

ORDER NO.: 1401 008975773 D2

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS (CONTINUED):

SAID TRACT; ; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 115.20 FEET TO THE POINT OF BEGINNING,

AND ALSO EXCEPTING FROM SAID TRACT OF LAND ALL THAT PART THEREOF LYING ABOVE A HORIZONTAL PLANE OF +28.14 FEET (CHICAGO CITY DATUM) AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT, 125.50 FEET TO A POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 11 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 10.90 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 13.90 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 11 SECONDS EAST, A DISTANCE OF 62.53 FEET TO THE NORTH LINE OF SAID TRACT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 20.55 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 11 SECONDS WEST, A DISTANCE OF 10.95 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 80.15 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 11 SECONDS WEST, A DISTANCE OF 62.28 FEET TO THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 115.20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0727122091 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2 AND P-3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0727122091

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF L.C.E. UNIT 3 BALCONY, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0727122091

PARCEL 4:

NON-EXCLUSIVE EASEMENTS IN AND TO ALL STRUCTURAL MEMBERS, COLUMNS, BEAMS, FOOTINGS, FOUNDATIONS, COMMON WALLS, CEILING, FLOORS, AND OTHER SUPPORTING COMPONENTS FOR THE SUPPORT, USE AND MAINTENANCE OF THE IMPROVMENTS ON THE LAND; EASEMENT FOR ACCESS AND MAINTENANCE AND USE FOR UTILITIES; EASEMENT FOR ENCROACHMENTS; EASEMENT FOR COMMON IMPROVMENTS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED SEPTEMBER 28, 2007 AS DOCUMENT 0727122089 AND AS CREATED IN THE DEED RECORDED AS DOCUMENT -

page 6

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Exhibit A
Legal Description
Page 3

“Grantor also hereby grants to the grantee, 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.”

There were no tenants in the unit at the time of the conversion of the building to a condominium.

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT B****SUBJECT TO:**

(a) all private, public and utility easements (recorded and unrecorded), covenants, conditions and restrictions of record (but only those that do not affect Purchaser's use or enjoyment of the Property), including, without limitation, those established by or implied from the Declaration and all amendments thereto, if any, which shall, at the time of closing, have been recorded with the Cook County Recorder of Deeds and which Purchaser shall, by accepting the conveyance of the Unit, be deemed to have accepted and ratified as of the Closing Date; (b) terms and provisions of the Declaration including all amendments thereto, if any; (c) general real estate taxes not assessed or billed or otherwise not due and payable at the time of Closing and for subsequent years; (d) leases, licenses, encroachments and agreements affecting the Common Elements or the Limited Common Elements; (e) liens and other matters over which the title insurer commits to insure; (f) terms and provisions of the Illinois Condominium Property Act ("Act"); (g) installments due after the date of Closing of assessments established pursuant to the Declaration of Condominium; (h) applicable zoning and building laws and ordinances; (i) acts of the Purchaser or anyone claiming through the Purchaser; (j) encroachments, if any, which are endorsed over by the title insurer; and (k) that certain Declaration of Easements, Covenants and Restrictions recorded as document no. 0727122089; and those exceptions set forth in Schedule B of that certain title policy no. 8975773 dated _____, 2014, issued by Chicago Title Insurance Company.

prepared by:
 Linda J. Krowing
 20 S. Clark #2301
 Chicago, IL 60603

~~This instrument was prepared by and mail to: Linda J. Krowing, 20 South Clark Street, Suite 2301, Chicago, Illinois 60603.~~