

UNOFFICIAL COPY

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

This Instrument Prepared By:

Dana R. White, Esq.
Burke, Warren, MacKay
& Serritella, P.C.
330 N. Wabash, 21st Floor
Chicago, Illinois 60611-3607



Doc#: 1500819071 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/08/2015 10:24 AM Pg: 1 of 3

Upon Recordation Return to:

Tory Boyer
Zucker & Boyer Ltd.
3223 Lake Avenue, Suite 15C-303
Wilmette, Illinois 60091

SPECIAL WARRANTY DEED

THIS INDENTURE made this 18th day of December, 2014, between **2037 WEST DIVISION LLC**, an Illinois limited liability company, of 2234 W. North Avenue, Chicago, Illinois 60647 (the "Grantor"), and **CHRIS NAGEL**, of 2037 W. Division, Unit 301, Chicago Illinois 60622 (the "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN AND SELL unto the Grantee, and to his successors 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:

See Exhibit A attached hereto

2011/16-24175 GE
Jof 3

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, of the Grantor, either in law or 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, upon the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his 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:

- (i) real estate taxes, special taxes or assessments not due and payable at the time of Closing, including taxes or assessments which may accrue by reason of new or additional improvements during the current year or prior years;
- (ii) applicable zoning, use and building laws and ordinances and other ordinances of record;
- (iii) private, public and utility easements;
- (iv) covenants, conditions, restrictions, easements and agreements of record, including, without limitation, the Division Lofts Condominium Declaration, as amended from time to time, which Buyer shall, by accepting the conveyance of the Premises, be deemed to have accepted and ratified as of the date of its recording in the Office of the Cook County Recorder of Deeds;
- (v) encroachments of the Premises over adjoining properties;

UNOFFICIAL COPY

ALTA Commitment (6/17/06)

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

Exhibit A - Legal Description

PARCEL 1: UNIT 301 IN THE DIVISION LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 16 AND 17 IN THE SUBDIVISION OF THE NORTH PART OF BLOCK 1 IN SUFFERN'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1425529065, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-4, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 12, 2014, AS DOCUMENT NUMBER 1425529065.

PIN# 17-06-303-007

2037 W Division St., Unit 301, Chicago, IL 60622