

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED Individual

Doc#: 1501241014 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/12/2015 10:05 AM Pg: 1 of 4

This Document Prepared by:  
NICHOLAS BLACK  
ACRE DEVELOPMENT, LLC  
4849 NORTH MILWAUKEE AVENUE  
SUITE 302  
CHICAGO, ILLINOIS 60630

PSA 117005 / 201453378 182 NW 100 WALK Q

Property of Cook County Clerk's Office

THIS INDENTURE, made this 24th day of December, 2014 between ACRE DEVELOPMENT, LLC, an Illinois limited liability company, having its principal place of business at 4849 North Milwaukee Avenue, Suite 302, Chicago, Illinois 60630 (the "Grantor"), and

SHU CHEN, an unmarried woman  
(the "Grantee")

GRANTEE'S ADDRESS:

3356 S. Lituania Avenue  
Chicago, IL 60608

WITNESSETH, that the Grantor, in consideration of the sum of TEN & 00/10 Dollars (\$10.00) and other good and valuable considerations in hand paid, does hereby remise, grant, sell and convey unto the Grantee the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

AS LEGALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Numbers: 17-32-227-048-1022

Address of Real Estate: 3450 South Halsted Street  
Unit Numbers 306  
Chicago, Illinois 60608

S Y  
P 4  
S N  
SC N  
INT TA

Together with the tenements 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 heraditaments and appurtenances: TO HAVE AND TO HOLD the same unto the Grantee as aforesaid and to the proper use, benefit and behoof of the Grantee forever.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, that it has not done or suffered to be done, anything whereby said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein received; and 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:

Post 3/34  
CT

JB

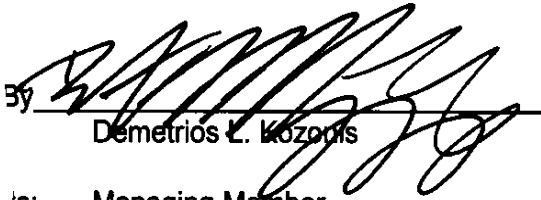
# UNOFFICIAL COPY

(A) TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP DATED June 5, 2007 AND RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ON JUNE 11, 2007 AS DOCUMENT NO. 0716216075, AS AMENDED FROM TIME TO TIME; (B) TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN AND SET FORTH BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED JUNE 5, 2007 AND RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ON JUNE 11, 2007 AS DOCUMENT NO. 0716216073; (C) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (D) ZONING AND BUILDING LAWS OR ORDINANCES; (E) UTILITY EASEMENTS OF RECORD, PROVIDED THE SUBJECT UNIT DOES NOT ENCROACH UPON THEM; (F) LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT; AND (G) ACTS OF GRANTEE.

In Witness Whereof, the Grantor has caused its name to be signed to these presents by its Manager the day and year first above written.

**ACRE DEVELOPMENT, LLC,**  
an Illinois limited liability company

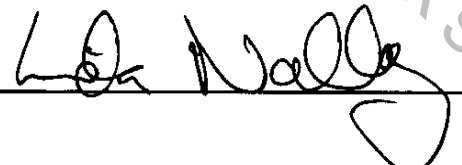
<b>REAL ESTATE TRANSFER TAX</b>		29-Dec-2014
COUNTY:	120.00	
ILLINOIS:	240.00	
<b>TOTAL:</b>	<b>360.00</b>	
17-32-227-048-1022   20141201653961   2-093-783 680		

By   
Demetrios L. Kozonis  
is: Managing Member

STATE OF ILLINOIS, COUNTY OF COOK, ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Demetrios L. Kozonis**, Manager of Acre Development, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of December, 2014.

  
\_\_\_\_\_  
(Notary Public)

After recording, please mail to:

Please send subsequent tax bills to:

Ms. Crystal L. Kontny

Shu Chen

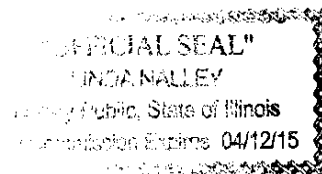
180 N. LaSalle, Suite 3300

3450 South Halsted Street #306

Chicago, Illinois 60601

Chicago, IL 60608

<b>REAL ESTATE TRANSFER TAX</b>		29-Dec-2014
CHICAGO:	1,800.00	
CTA:	720.00	
<b>TOTAL:</b>	<b>2,520.00</b>	
17-32-227-048-1022   20141201653961   1-912-756-864		



# UNOFFICIAL COPY

## EXHIBIT A

### PARCEL 1:

Unit 306 in The Bridgeport Condominiums as depicted on the Plat of Survey of the following described parcel of real estate:

Lots 49 through 60 in Block 4 in Brown's Addition to Chicago, being a subdivision of the South 45 acres of the East one-half (1/2) of the Northeast one-quarter (1/4) of Section 32, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Numbers: 17-32-227-048-1022.

Common Address: 3450 South Halsted Street, Chicago, Illinois 60608

which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0716216075, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Excepting therefrom that property and space located on the ground and the first floor of the entire property and used for commercial purposes, as excepted from The Bridgeport Condominiums in Article II of this Declaration and as depicted in the Plat attached hereto as Exhibit D as Retail Property.

### PARCEL 2:

The exclusive right to use of storage space S-18 as limited common element as delineated in the Plat attached to the Declaration aforesaid as Exhibit D.

# UNOFFICIAL COPY

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, 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.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP DATED JUNE 5, 2007 AND RECORDED WITH THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY ON JUNE 11, 2007 AS DOCUMENT NO. 0716216075, AS AMENDED FROM TIME TO TIME; (B) TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN AND SET FORTH BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED JUNE 5, 2007 AND RECORDED WITH THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY ON JUNE 11, 2007 AS DOCUMENT NO. 0716216073; (C) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (D) ZONING AND BUILDING LAWS OR ORDINANCES; (E) UTILITY EASEMENTS OF RECORD, PROVIDED THE SUBJECT UNIT DOES NOT ENCROACH UPON THEM; (F) LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT; AND (G) ACTS OF GRANTEE.

Clerk's Office