

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

This instrument was prepared by:

Kathleen Walser
CLK Properties
135 Crossways Park Drive,
Suite 401
Woodbury, New York 11797

After recording return to:

Kathleen Walser
CLK Properties
135 Crossways Park Drive, Suite 401
Woodbury, New York 11797



Doc#: 1505022031 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/19/2015 10:10 AM Pg: 1 of 4

THIS SPECIAL WARRANTY DEED is made and entered into as of this 13th day of February, 2015, by Anthony Campanale, an individual having an address of 155 N. Michigan Ave., #515, Chicago, IL 60660 as grantor (the "**Grantor**") in favor of Maynard - 6351 N. Lakewood LLC, a Delaware limited liability company having an address of c/o CLK Properties, 135 Crossways Park Drive, Suite 401, Woodbury, New York 11797, as Grantee (the "**Grantee**").

KNOW ALL MEN BY THESE PRESENTS that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby GRANT, REMISE, RELEASE, ALIEN, BARGAIN, SELL, and CONVEY unto Grantee (i) all of that certain tract or parcel of land commonly known as 6351 N. Lakewood, Chicago, Illinois and legally described on **Exhibit A** attached hereto, all improvements thereon and rights and appurtenances with respect thereto, including but not limited to all common elements, right of way, tenements, hereditaments, easements, minerals and mineral rights, water and water rights, utility capacity and appurtenances, if any, in any way belonging or appertaining to the land and the improvements and (ii) all of Grantor's right, title and interest in and to all adjoining streets, alleys, private roads, parking areas, curbs, curb cuts, sidewalks, landscaping, signage, sewers and public ways and rights and interests relating thereto (the "**Property**").

This conveyance is made subject to those matters described on **Exhibit B** attached hereto.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and it is agreed that Grantor and Grantor's successors and assigns are hereby bound to warrant and forever defend, all and singular, the Property, unto Grantee and Grantee's successors and assigns against every person whomsoever claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

THIS IS NOT HOMESTEAD PROPERTY

CLZ 155A4(307007) CP 89 105A(1) 600

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V.C.

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Exhibit A to Special Warranty Deed

LEGAL DESCRIPTION

UNIT 6355-1E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKEWOOD PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0618716068, AS AMENDED FROM TIME TO TIME, OF THE NORTH 60 RODS OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

6355 N LAKEWOOD, UNIT 1E CHICAGO IL 60660 PIN #14-05-035-1020

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Exhibit B to Special Warranty Deed

Permitted Exceptions

1. Current Real Estate Taxes due and owing and imposed subsequent to February 13, 2015;
2. Declaration of Condominium Ownership recorded on July 6, 2006 as document no. 0618716068;
3. Limitations and conditions imposed by the Condominium Property Act;

Property of Cook County Clerk's Office