UNOFFICIAL CC

SPECIAL WARRANTY DEED

This instrument was prepared by: Kathleen Walser **CLK Properties** 135 Crossways Park Drive. Suite 401 Woodbury, New York 11797



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

After recording returnato:

J7 630608 HSS1 Z12

Kathleen Walser **CLK Properties** 135 Crossways Park Drive, Suite 101 Woodbury, New York 11797

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 Mayacad - 6351 N. Lakewood LLC, a Delaware limited liability company having an address of c/o CLK Proporties, 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 ights and appurtenances with respect thereto, including but not limited to all common elements, rights of way, tenements. hereditaments, easements, minerals and mineral rights, water and water rights, ariar 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 Cirantor, but not otherwise.

THIS IS NOT HOMESTEAD PROPERTY

0x < 331

1505022031 Page: 2 of 4

UNOFFICIAL COPY

[EXECUTION PAGE FOLLOWS]

IN WITNESS WHEREOF. Grantor has caused these presents to be signed by its duly authorized representative on its behalf, as of this 13th day of February, 2015.

Anthony Campanale

STATE OF ILLINO'S

COUNTY OF COOK

L. Maria E. Guerres, a Notary Public, do hereby certify that Anthony Campanale, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as the free and voluntary act and deed for the ares and purposes therein set forth.

Given under my hand and notarial seal, this 13th day of February, 2015.

"OFFICIAL SEAL"
MARIA E GULFRERO
Intagy Public Control Illinois

Notary Public, The optillinois My Commission (28/2018) Notary Public

My Commission Expires

"OFFICIAL SEAL" MARIA E GUERRERO

Notary Public, State of Illinois y Commission Expires 5/28/2018

Send subsequent tax bins to:

c/o CLK Properties 135 Crossways Park Drive, Suite 401 Woodbury, New York 11797 Attn: Mr. Peter Glass

REAL ESTATE TRANSFER TAX			18-Feb-2015
		COUNTY:	COUNTY : 65.00
		ILLINOIS:	130.00
	VET	TOTAL ·	195 00

14-05-106-035-1020 | 20150201662807 | 1-411-309-184

REAL ESTATE TRAN	18-Feb-2015	
	CHICAGO:	975.00
	CTA:	390.00
	TOTAL:	1,365.00
14.05.106-035-102	n I 20150201662807	1 0-939-605-632

1505022031 Page: 3 of 4

UNOFFICIAL COPY

Exhibit A to Special Warranty Deed

LEGAL DESCRIPTION

UNIT 6355-TE TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKEWOOD PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATON 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 JR
JIS
JUNIT 1E C
OOA
COUNTY CIENTS
OFFICE COUNTY, LL DOIS

6355 N LAKEWOCD. UNIT 1E CHICAGO IL 60660 PIN #14-05-035-1020

1505022031 Page: 4 of 4

UNOFFICIAL COPY

Exhibit B to Special Warranty Deed

Permitted Exceptions

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

Ratio