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Chicago Title Insurance Company

SPECIAL WARRANTY DEED



1507922108D

Doc#: 1507922108 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/20/2015 03:03 PM Pg: 1 of 4

THIS INDENTURE, made this 18 day of MARCH, 2015 between 4021 South Ellis, LLC 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, party of the first part, and Lance D. Williams, party of the second part, (GRANTEE'S ADDRESS 936 W. 54th PL. CHICAGO, IL 60609)

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Limited Liability Company, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED

SUBJECT TO: SEE ATTACHED

Permanent Real Estate Index Number(s): 20-02-107-003-0000,
Address of Real Estate: 4021 South Ellis Avenue, Unit #5N, Chicago, IL 60615

Together with all the singular and 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 said party of the first part, either in law or equity, or, 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, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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 incumbered 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, **WILL WARRANT AND FOREVER DEFEND.**

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, and attested by its Manager, the day and year first above written.

4021 South Ellis, LLC

Debbie Korompilas
By: Debbie Korompilas, Manager

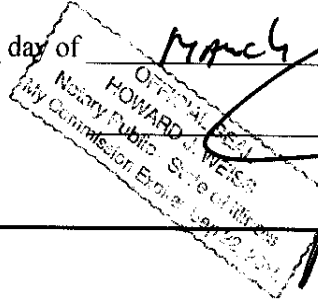
AP 15079221087
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Debbie Korompilas, personally known to me to be the Manager of the 4021 South Ellis, LLC, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Manager she signed and delivered the said instrument, pursuant to authority given by the Limited Liability Company, as her free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of March, 2015
 (Notary Public)




Prepared By: Howard J. Weiss
1416 Techny Road
Northbrook, IL 60062



Mail To:

Ms. Felicia DiGiovanni, 7610 West North Ave. Elmwood Park, IL 60707-4195

Name & Address of Taxpayer:

Mr. Lance Williams
4021 South Ellis, #5N
Chicago, IL 60653

REAL ESTATE TRANSFER TAX		20-Mar-2015
	CHICAGO:	2,475.00
	CTA:	990.00
	TOTAL:	3,465.00
20-02-107-003-0000 20150301670392 1-351-977-344		

REAL ESTATE TRANSFER TAX		20-Mar-2015
	COUNTY:	165.00
	ILLINOIS:	330.00
	TOTAL:	495.00
20-02-107-003-0000 20150301670392 1-138-657-664		

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subject to (i) general real estate taxes not yet due, (ii) special taxes or assessments for improvements not yet completed, (iii) applicable building and zoning ordinances, (iv) public, private and utility easements of record, (v) building lines and building laws or ordinances (vi) roads and highways, if any, (vii) party walls, if any, (viii) all rights, easements, restrictions, conditions and reservations contained in the Declaration, as amended from time to time, and a reservation by the Seller to itself and its successors and assigns, for the benefit of all Unit Owners at 4021 South Ellis Condominium of the rights and easements as set forth in the Declaration, (ix) acts done or suffered by Purchaser, (x) such other matters as to which the Title Insurer commits to insure the Purchaser(s) against loss or damage, (xi) encroachments, if any and (xii) covenants, conditions, restrictions, permits, easements and agreements of record.

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.

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Legal Description

PARCEL 1:

UNIT 4021-5N IN 4021 SOUTH ELLIS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 27 AND THE NORTH 2.5 FEET OF LOT 26 IN BLOCK 13 IN CLEARVERVILLE, BEING THE NORTH PART OF FRACTIONAL SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE SOUTH PART OF FRACTIONAL SECTION 35, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1435045096, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

*Storage
P1 and S-3*

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE [], AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1435045096.

Property of Cook County Clerk's Office