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MK ~~SPECIAL~~ WARRANTY DEED

STC 01146-31824 1/2 MK

THIS ~~SPECIAL~~ WARRANTY DEED, made this 13th day of March, 2015 by **GRANTOR, MICHELE RENDINA** of City of Wheaton, County of DuPage, State of Illinois, **GRANTEE, SUNYOUNG HUR** of 345 N. LaSalle Street, Unit 3305, Chicago, Illinois 60654. ** divorced not since remarried*



Doc#: 1509119057 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/01/2015 10:32 AM Pg: 1 of 2

WITNESSETH, that the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantees, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantees, their successors and assigns, **FOREVER**, the real estate, situated in the County of Cook and State of Illinois known and described as:

LEGAL DESCRIPTION:

PARCEL 1: UNIT 3305 IN THE STERLING PRIVATE RESIDENCES, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE STERLING RESIDENCES SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 5, 6 AND 7 IN BLOCK 3 IN THE ORIGINAL TOWN OF CHICAGO AND IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020107550, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR STRUCTURAL SUPPORT, ENCLOSURE, INGRESS AND EGRESS, UTILITY SERVICES AND OTHER FACILITIES FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED 12/12/01 AS DOCUMENT NUMBER 0011174517.

PROPERTY ADDRESS: 345 N. LASALLE STREET, UNIT 3305, CHICAGO, ILLINOIS 60654

PIN # 17-09-406-054-1104 ✓

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

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the revision 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 Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantees, their successors and assigns forever.

This deed is further subject to the terms and provisions contained in the Declaration of Condominium for The Sterling Private Residences Association pursuant to the Condominium Property Act recorded with the Cook County Recorder of Deeds on January 25, 2002 as document number 0020107550 relating in part to and among other things, covenants, conditions restrictions and reciprocal easements between the commercial and residential property.

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Grantor also hereby grants to the Grantees, their 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.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantees, their successors and assigns, that during the period that Grantor has owned title to the Premises, 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 said Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND, subject to:** (a) real estate taxes not yet due and payable; (b) zoning and building laws or ordinances; (c) all easements, restrictions, conditions and reservations or record or contained in the Declaration and a reservation by **THE STERLING PRIVATE RESIDENCES ASSOCIATION**, (the "Association") recorded in the Office of the Cook County Recorder of Deeds on January 25, 2002 as document number 0020107550 to itself and its successors and assigns, for the benefit of said Unit set forth in the Declaration of Condominium, of the rights and easements set forth in the Declaration; (d) utility easements of records, provided the Premises does not encroach thereon; (e) provisions of the Condominium Property Act of Illinois (the "Act"); (f) party wall rights and agreements; (g) roads and highways; (h) and all leases and licenses to the common elements; and such other matters as to which the Title Insurer commits to insure Grantee against loss or damage.

IN WITNESS WHEREOF, this ~~Special~~ Warranty Deed is executed this 13th day of March, 2015.

Michele Rendina
Michele Rendina

STATE OF ILLINOIS } SS.
COUNTY OF DUPAGE }

I, the undersigned, in and for said County in the State aforesaid do hereby certify that Michele Rendina 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 his own free and voluntary acts, for the uses and purposes therein set forth.

divorced not since remarried

GIVEN under my hand and seal this 13th day of March, 2015.

Michelle A. Lococo
Notary



Prepared by:
Richard Indyke
221 N. LaSalle St., Suite 1200
Chicago, Illinois 60601-1305

Return to: Sunyoung Hur
345 N. LaSalle St Unit 3305
Chicago, Illinois 60654

Send future tax bills to: Sunyoung Hur
345 N. LaSalle St Unit 3305
Chicago, Illinois 60654

REAL ESTATE TRANSFER TAX	19-Mar-2015
CHICAGO:	2,280.00
CTA:	912.00
TOTAL:	3,192.00

REAL ESTATE TRANSFER TAX	24-Mar-2015
COUNTY:	152.00
ILLINOIS:	304.00
TOTAL:	456.00