

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

*This instrument was prepared by:*  
Alexander Demchenko, Esq.  
Demchenko & Kashuba LLC  
2338 W. Belmont Ave.  
Chicago, IL 60618



Doc#: 1509822031 Fee: \$44.00  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/08/2015 09:48 AM Pg: 1 of 4

THE GRANTOR, **VOLO HOLDINGS, LLC - 1012 HONORE SERIES**, a 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, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by the Manager of said limited liability company, REMISES, RELEASES, ALIENS AND CONVEYS unto THE GRANTEES, **JEFF VRANEK** and **BRITT VRANEK**, husband and wife, of the County of Cook, State of Illinois, not as joint tenants or tenants in common but as tenants by the entirety, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Index Number: 17-06-415-038-0000

Address of Real Estate: 1012 N. Honore St., Unit B, Chicago, IL 60622

Together with all and singular the 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 Grantor, either in law or equity, of, in and to the said real estate, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said real estate, not as joint tenants or tenants in common but as tenants by the entirety, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to the matters set forth on Exhibit "B" attached hereto and made a part hereof.

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.

AND  
04-2015/A

CCRD REVIEWER     

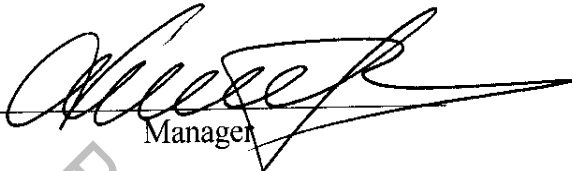
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This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Dated this 14<sup>th</sup> day of March, 2015.

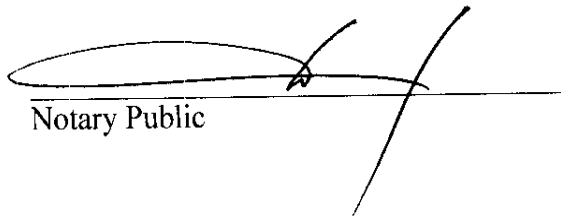
VOLO HOLDINGS, LLC - 1012 HONORE SERIES

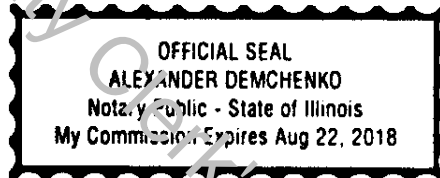
By:   
Manager


STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mykhaylo Volochiy, being the Manager of Volo Holdings, LLC - 1012 Honore Series, an Illinois limited liability company ("Company"), and 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 as such Manager, he signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to his authority as the Manager of the Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and seal, this 14<sup>th</sup> day of March, 2015.

  
Notary Public



REAL ESTATE TRANSFER TAX		07-Apr-2015
	CHICAGO:	4,342.50
	CTA:	1,737.00
	TOTAL:	6,079.50
	17-06-415-038-0000   20150301674155   1-071-233-408	

REAL ESTATE TRANSFER TAX		07-Apr-2015
 	COUNTY:	289.50
	ILLINOIS:	579.00
	TOTAL:	868.50
17-06-415-038-0000   20150301674155   0-156-539-264		

**MAIL TO:**

Aaron Minkus  
203 N. LaSalle, #2104  
Chicago, IL 60601

**SEND SUBSEQUENT TAX BILLS TO:**

Jeff and Britt Vranek  
1012 N. Honore, Apt. 3  
Chicago, IL 60622

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## EXHIBIT "B" PERMITTED EXCEPTIONS

1. General real estate taxes not due and payable at the time of closing;
2. The Illinois Condominium Property Act;
3. The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws of 1012 N. Honore Condominiums, including the plat and all other amendments and exhibits thereto;
4. Applicable zoning and building laws and ordinances and other ordinances of record;
5. Encroachments, if any, which do not materially affect the use of the Property as a condominium residence;
6. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the Property as a condominium residence;
7. Acts done or suffered by the Grantees or anyone claiming by, through or under the Grantees;
8. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantees; and
9. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.

Property of Cook County Clerk's Office

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## EXHIBIT "A" LEGAL DESCRIPTION

**PARCEL 1:**

UNIT 3 IN 1012 N. HONORE CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTH 25 FEET OF THE NORTH 175 FEET OF SUB-BLOCK 6 OF BLOCK 4 IN SUBDIVISION BY COCHRAN AND OTHERS OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1507534008, ALONG WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, STORAGE SPACE S-3, AND ROOF RIGHTS R-3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1507534008.

Property Index Number: 17-06-415-039-0000

Commonly Known As: 1012 N. Honore St., Unit 3, Chicago, IL 60622

Property of Cook County Clerk's Office