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SPECIAL WARRANTY DEED



This instrument was prepared by:

Alexander Demchenko, Esq.
Demchenko & Kashuba LLC
2338 W. Belmont Ave.
Chicago, IL 60618

Doc#: 1516919017 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/18/2015 08:45 AM Pg: 1 of 4

THE GRANTOR, **2630-32 W. CHICAGO INC.**, a corporation 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 Board of Directors of said corporation, REMISES, RELEASES, ALIENS AND CONVEYS unto THE GRANTEE, **FARRIS M. ALKARAKI**, of the County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

& a single man

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

Property Index Number: 16-01-427-033-0000

Address of Real Estate: 2630 W. Chicago Ave., Unit 4E, 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 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. 4

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.

QMD 015-0913B

CCRD REVIEWER *RI*

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Dated this 11th day of June, 2015.

2630-32 W. CHICAGO INC.

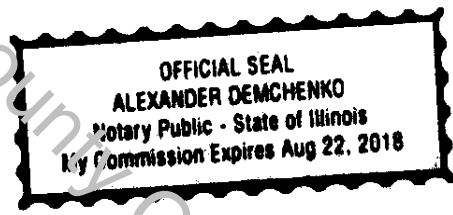
By: Petro Fediv
 President

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 Petro Fediv, being the President of 2630-32 W. Chicago Inc., an Illinois corporation, 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 President, he signed and delivered the said instrument and caused the seal of said corporation to be affixed thereto pursuant to the authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 11th day of June, 2015.

[Signature]
 Notary Public



REAL ESTATE TRANSFER TAX	17-Jun-2015
CHICAGO:	3,240.00
CTA:	1,296.00
TOTAL:	4,536.00

16-01-427-033-0000 | 20150601697147 | 0-962-110-336

REAL ESTATE TRANSFER TAX	17-Jun-2015
COUNTY:	216.00
ILLINOIS:	432.00
TOTAL:	648.00

16-01-427-033-0000 | 20150601697147 | 0-591-963-008

MAIL TO:
Ferris M. Alkaraki
2630 W. Chicago Ave, Unit 4E
Chicago, IL 60622

SEND SUBSEQUENT TAX BILLS TO:
~~Ferris M. Alkaraki~~ Ferris M. Alkaraki
2630 W. Chicago Ave, Unit 4E
Chicago, IL 60622

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT 4E IN THE 2630 W. CHICAGO CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 35 AND 36 IN BLOCK 2 IN JAMES N. HILL'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1514719122, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4E, STORAGE SPACE S-4E, AND ROOF DECK R-4E, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1514719122.

Property Index Number: 16-01-427-033-0000

Commonly Known As: 2630 W. Chicago Ave., Unit 4E, Chicago, IL 60622

Property of Cook County Clerk's Office

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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 2630 W. Chicago Condominiums dated May 27, 2015 and recorded with the Recorder of Cook County, Illinois on May 27, 2015 as Document number 1514719122; including the plat and all other amendments and exhibits thereto;
4. Reciprocal Easement Agreement dated May 27, 2015 and recorded with the Recorder of Cook County, Illinois on May 27, 2015 as Document number 1514719123;
5. Applicable zoning and building laws and ordinances and other ordinances of record;
6. Encroachments, if any, which do not materially affect the use of the Unit as a condominium residence;
7. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the Unit as a condominium residence;
8. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee;
9. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee; and
10. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.