

# UNOFFICIAL COPY



**SPECIAL WARRANTY DEED**  
Statutory (Illinois)

Doc#: 1519042024 Fee: \$68.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/09/2015 10:22 AM Pg: 1 of 4

**THE GRANTOR**, 3023-25 ASHLAND, INC., an Illinois corporation, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, GRANTS, BARGAINS, SELLS and CONVEYS to ERIC GALAMBACK AND ASHLEY GALAMBACK, husband and wife, 3342 N. Marshfield Avenue, Apt. 1N, Chicago, IL 60657 (the "GRANTEE"), tenants by the entirety, the following described real estate (the "Property"), situated in the County of Cook in the State of Illinois to wit:

*[See Exhibit A attached hereto and made a part hereof]*

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements, including drainage system easement; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 3023-25 N. Ashland Condominium Association; (viii) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (ix) Encroachments, which do not effect the use of the Unit as a residence; and (x) acts of Purchaser.

Permanent Real Estate Index Number(s): 14-29-112-058-1002

Address of Real Estate: 3023-25 N. Ashland, Unit 4S and P-4, Chicago, IL 60657

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

The Tenant of Unit 4S has waived or has failed to exercise the right of first refusal.

**RECEIVED IN BAD CONDITION**

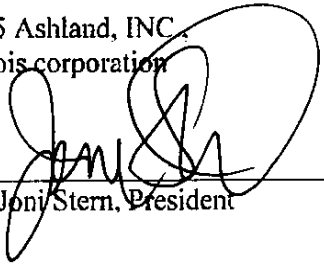
1555009400 RLP CT/C  
CT/C Box 334

RECORDED  
7/10/15  
K. YARBROUGH

# UNOFFICIAL COPY

Dated: 4/27, 2015

3023-35 Ashland, INC.  
an Illinois corporation


By:   
Joni Stern, President

STATE OF ILLINOIS    )  
                                  SS)  
COUNTY OF COOK    )

### ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY THAT **Joni Stern**, personally known to me in his capacity as President of 3023-25 Ashland, Inc., an Illinois 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 severally acknowledged that as such **Joni Stern** in her capacity as President of the Company, signed and delivered that said instrument pursuant to the authority given by the Board of Directors of said Company, as her 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 under this seal this 27<sup>th</sup> day of April, 2015

  
Notary Public


Commission expires: 8/22/16



Prepared By: *Gregory A. Braun, 4301 N. Damen, Chicago, IL 60618*

After Recording Return to:  
Keith Fenceroy  
3847 N Lincoln #400  
Chgo, IL 60657



Name and Address of Taxpayer  
Eric & Ashley Galamback  
3023 N. Ashland Unit 4S  
Chicago, IL 60657

REAL ESTATE TRANSFER TAX		28-May-2015
	CHICAGO:	3,337.50
	CTA:	1,335.00
	TOTAL:	4,672.50
14-29-112-058-1002   20150501690161   2-100-911-488		

REAL ESTATE TRANSFER TAX		28-May-2015
	COUNTY:	222.50
	ILLINOIS:	445.00
	TOTAL:	667.50
14-29-112-058-1002   20150501690161   0-619-666-816		

**UNOFFICIAL COPY**  
**EXHIBIT A**

**LEGAL DESCRIPTION**

See attached legal description

**COOK COUNTY**  
**RECORDER OF DEEDS**  
**SCANNED BY** \_\_\_\_\_

Property of Cook County Clerk's Office

# UNOFFICIAL COPY



**CHICAGO TITLE  
COMPANY**

## Legal Description EXHIBIT A

Order No.: 15SS0094008LP

For APN/Parcel ID(s): 14-29-112-058-1001 and 14-29-112-058-1002

PARCEL 1:  
UNIT 4S IN THE 3023-25 N. ASHLAND CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 65, 66 AND THE NORTH 8.00 FEET OF LOT 67 (EXCEPTING THEREFROM THAT PORTION DEEDED TO CITY OF CHICAGO, RECORDED NOVEMBER 20, 1929 AS DOCUMENT 10536362, BOOK 27877, PAGE 272) IN SUNDMACHER AND GLADE'S SUBDIVISION OF BLOCKS 14 AND 15 IN SUBDIVISION OF THE SOUTHWEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0602419032, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-4, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 0602419032.

15-10ax 357

Property of Cook County Clerk's Office