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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#: 1520919001 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/28/2015 08:28 AM Pg: 1 of 4

A15-1354 MM

THE GRANTOR, **ULTIMATE DEVELOPMENT AND MANAGEMENT, 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, **ALESSANDRO BOLIS**, 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:

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

Property Index Number: 16-01-227-031-0000

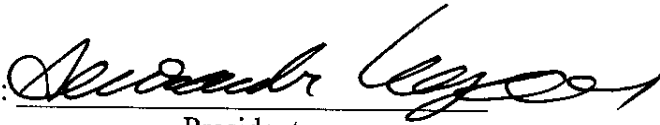
Address of Real Estate: 1216 N. Campbell Ave., Chicago, IL 60622

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.

Dated this 30th day of June, 2015.

ULTIMATE DEVELOPMENT AND MANAGEMENT, INC.

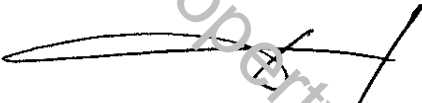
By: 
President

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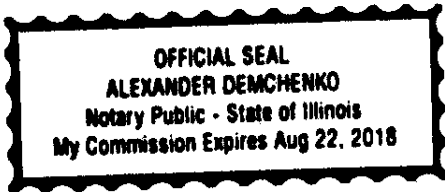
STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Aleksandr Kaganer, being the President of Ultimate Development and Management, 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 30th day of June, 2015.



 Notary Public



REAL ESTATE TRANSFER TAX		27-Jul-2015
	CHICAGO:	4,687.50
	CTA:	1,875.00
	TOTAL:	6,562.50
16-01-227-031-0000 20150601602060 1-475-468-160		

REAL ESTATE TRANSFER TAX		27-Jul-2015
	COUNTY:	312.50
	ILLINOIS:	625.00
	TOTAL:	937.50
16-01-227-031-0000 20150601602060 1-677-319-042		

AFTER RECORDING, MAIL TO :

JOHN MANTAS
1300 W. HIGGINS Rd, Suite 209
PARK Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:

Alessandro Bolis
1216 N. Campbell Ave
Chicago, IL 60622

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EXHIBIT "A" LEGAL DESCRIPTION

LOT 17 (EXCEPT THEREFROM THAT PART OF DESCRIBED AS FOLLOWS: COMMENCING ON A LINE BETWEEN LOTS 16 AND 17 IN BLOCK 6 AT A POINT TO WIT: 11 1/4 INCHES EAST OF THE NORTHWEST CORNER OF SAID LOT 17 AFORESAID, THENCE RUNNING SOUTH 3 1/2 INCHES TO THE SOUTH FACE OF SOUTH WALL OF 2 STORE BUILDING NOW STANDING ON REAR OF LOTS 15 AND 16 IN AFORESAID BLOCK, THENCE RUNNING EAST ALONG SAID SOUTH FACE OF SOUTH WALL OF SAID 2 STORE BUILDING TO WIT 24 FEET TO SOUTHEAST CORNER OF SAID 2 STORY BUILDING, THENCE RUNNING NORTH ALONG THE EAST FACE OF EAST WALL OF SAID 2 STORE BRICK BUILDING TO WIT 4 INCHES TO LINE BETWEEN SAID LOTS 16 AND 17 IN BLOCK AFORESAID, THENCE RUNNING WEST TO WIT; 25 FEET TO PLACE OF BEGINNING IT BEING INTENDED TO EXCEPT SUCH PORTION OF LOT 17 AS IS NOW OCCUPIED AND COVERED BY SAID 2 STORE BUILDING IN BLOCK 6 IN WINSLOW AND JACOBSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 16-01-227-031-0000

Commonly Known As: 1216 N. Campbell Ave., Chicago, IL 60622

Office 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. Applicable zoning and building laws and ordinances and other ordinances of record;
3. Encroachments, if any, which do not materially affect the use of the Property as a single-family residence;
4. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the Property as a single-family residence;
5. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee;
6. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee; and
7. 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