

# UNOFFICIAL COPY

**This instrument was prepared by:**

Jonathan R. Koyn  
Attorney at Law  
1034 Sterling Avenue  
Suite 8  
Flossmoor, IL 60422

**After recording return to:**

1449 - 1457 West Irving, LLC  
2052 W. Lyler #2  
Chicago, IL 60618

**Send subsequent tax bills to:**

1449 - 1457 West Irving LLC  
2052 W. Lyler #2  
Chicago, IL 60618



Doc#: 1524619063 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/03/2015 10:16 AM Pg: 1 of 3

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

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and delivered this 18 day of August, 2015, between **OLD NATIONAL BANK, N.A.** ("Grantor"), and **1449 - 1457 West Irving LLC, an Illinois limited liability company** ("Grantee").

WITNESSETH

*Stc 01146-326026E*  
*Jof1*

The Grantor, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL and CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of its interest in the following described real estate, situated in the County of Cook and State of Illinois:

SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Number (PIN): 14-20-101-053-1016; 14-20-101-053-1017;  
14-20-101-053-1018; 14-20-101-053-1019  
3

Address of Real Estate: 1449 W. Irving Park Rd, Units C-1, C-2, C-3 and C-4, Chicago, IL 60613

**TOGETHER WITH** all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, forever.

CCRD REVIEWER *R4*

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And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the premises against all persons lawfully claiming, or to claim the same, through or under it, SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

IN WITNESS WHEREOF, Grantor has executed and delivered these presents as of the date and year first above written.

OLD NATIONAL BANK, N.A.

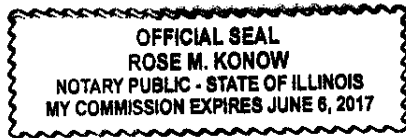
By: 

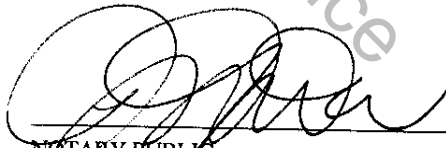
Printed Name: Wade C. Alexa

Its: Vice President

STATE OF ILLINOIS, COUNTY OF COOK ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Wade C. Alexa** personally known to me to be a **Vice President of Old National Bank, N.A.**, 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 he signed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of said bank, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18<sup>th</sup> day of August, 2015.



  
NOTARY PUBLIC

**REAL ESTATE TRANSFER TAX**

27-Aug-2015



COUNTY:	75.00
ILLINOIS:	150.00
<b>TOTAL:</b>	<b>225.00</b>

14-20-101-053-1016 | 20150801619908 | 1-352-677-248

**REAL ESTATE TRANSFER TAX**

27-Aug-2015



CHICAGO:	1,125.00
CTA:	450.00
<b>TOTAL:</b>	<b>1,575.00</b>

14-20-101-053-1016 | 20150801619908 | 0-964-835-200

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ALTA Commitment (6-17/06)

## COMMITMENT FOR TITLE INSURANCE SCHEDULE A

### Exhibit A - Legal Description

PARCEL 1: UNITS C-1, C-2, C-3 AND C-4, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1449-1457 WEST IRVING PARK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 05030827023, IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO(S). P-C1, P-C2, P-C3 AND P-C4, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office