

UNOFFICIAL COPY

Special Warranty Deed
Statutory (Illinois)



Doc#: 1532010055 Fee: \$40.00
RHSP Fee: \$9.00 RPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/16/2015 12:23 PM Pg: 1 of 2

10F4
RW
CW
155A 347722 NA

The GRANTOR, **AS GROUP, INCORPORATED**, an Illinois corporation, 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 & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

ERIC J. FRANKLIN and REBECCA B. FRANKLIN, husband and wife, of 1317 N. Wicker Park Ave., Unit 2R, Chicago, IL 60622,

as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Parcel 1: Unit Number 2 in the 3242 North Milwaukee Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate: Lot 21 in Louis Lord's Milwaukee Avenue Addition to Chicago, a Subdivision in the Southwest 1/4 of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded in the Recorder's Office of Cook County, Illinois July 5, 1892 as Document No. 1695127 in Cook County, Illinois, which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded September 2, 2015 in the office of the Recorder of Deeds of Cook County, Illinois as Document Number 1524529050, as amended from time to time, together with its undivided percentage ownership interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space 3, a limited common element ("LCE") as delineated on the Plat of Survey attached to the Declaration of Condominium aforesaid recorded as Document Number 1524529050 as are set forth in the Declaration of Condominium; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

Chicago Title

SUBJECT TO: General real estate taxes for 2015 and subsequent years.

P.I.N. (s): 13-23-325-016-0000 (affects underlying land)

Address(es) of Real Estate: 3242 N. Milwaukee Ave., Unit 2, Chicago, Illinois 60618

SP2
SN
SCY
INTAB

155A 347722 NA CTTI

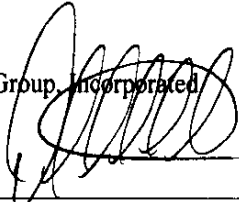
Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors 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.

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There were no tenants.

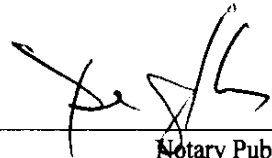
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, this 30th day of September, 2015.

AS Group, Incorporated

 By: _____
 Alex Wachowski, President

State of Illinois)
) ss.
 County of Cook)

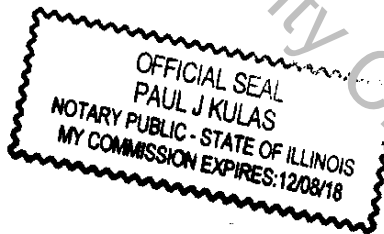
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alex Wachowski, personally known to me to be the President of AS Group, Incorporated, an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President, he signed and delivered the said instrument pursuant to 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 September, 2015.

Commission expires: 12-8-18


 Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622



REAL ESTATE TRANSFER TAX 11-Nov-2015



COUNTY:	165.00
ILLINOIS:	330.00
TOTAL:	495.00

13-23-325-016-0000 | 20150901630038 | 1-345-562-688

REAL ESTATE TRANSFER TAX 11-Nov-2015



CHICAGO:	2,475.00
CTA:	990.00
TOTAL:	3,465.00

13-23-325-016-0000 | 20150901630038 | 0-689-612-864

Mail to:

Joseph M. Del Preto, Esq.
 801 N. Cass Ave., Ste. 201
 Westmont, Illinois 60559

Send subsequent tax bills to:

Eric J. Franklin and Rebecca R. Franklin
 3242 N. Milwaukee Ave., Unit 2
 Chicago, Illinois 60618