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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#: 1600645006 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/06/2016 09:15 AM Pg: 1 of 4

THE GRANTOR, **878 N. MARSHFIELD, LLC**, a limited liability company 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 its sole member pursuant to the operating agreement of said limited liability company, REMISES, RELEASES, ALIENS AND CONVEYS unto THE GRANTEE, **JANINE SEALE**, a single woman, 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: *J.M.*

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

Property Index Number: 17-06-431-017-0000

Address of Real Estate: 878 N. Marshfield Ave., Unit 2, 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.

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
015-2754A (cd)

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Dated this 28 day of December, 2015.

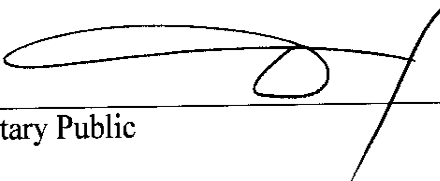
878 N. MARSHFIELD, LLC

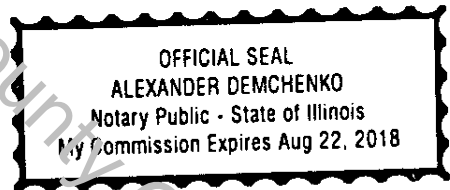
By: 
Member


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 Volodymyr Barabakh, being the sole member of 878 N. Marshfield, LLC, an Illinois limited liability 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 acknowledged that as such member, he signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to the authority given by the operating agreement of said Company, as his 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 seal, this 28 day of December, 2015.


Notary Public



REAL ESTATE TRANSFER TAX		05-Jan-2016
	CHICAGO:	3,450.00
	CTA:	1,380.00
	TOTAL:	4,830.00 *

REAL ESTATE TRANSFER TAX		05-Jan-2016
	COUNTY:	230.00
	ILLINOIS:	460.00
	TOTAL:	690.00

17-06-431-017-0000 | 20151201656321 | 1-328-925-760
* Total does not include any applicable penalty or interest due.

17-06-431-017-0000 | 20151201656321 | 0-879-162-432

AFTER RECORDING, MAIL TO:

ROBERT F. TWEEDLE
2842-45TH ST. SUITE A
HIGHLAND, INDIANA 46322

SEND SUBSEQUENT TAX BILLS TO:

JANINE M. SEALE
878 N. MARSHFIELD AVE. UNIT 2
CHICAGO IL 60622

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT 2 IN 878 N. MARSHFIELD CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 1/2 OF LOT 10 IN BLOCK 18 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, 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 1536234038, 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-2 AND STORAGE SPACE S-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1536234038.

Property Index Number: 17-06-431-017-0000

Address of Real Estate: 878 N. Marshfield Ave., Unit 2, Chicago, Illinois 60622

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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 878 N. Marshfield Condominiums, including the plat and all other amendments and exhibits thereto;
4. Applicable zoning and building laws and ordinances and other ordinances of record;
5. Encroachments, if any, which do not materially affect the use of the Unit as a condominium residence;
6. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the Unit as a condominium residence;
7. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee;
8. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee; and
9. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.