

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

*This instrument was prepared by:*

Alexander Demchenko, Esq.  
Demchenko & Kashuba LLC  
2338 W. Belmont Ave.  
Chicago, IL 60618

Doc#: 1616146083 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/09/2016 12:04 PM Pg: 1 of 4

Dec ID 20160501611325  
ST/CO Stamp 0-289-241-408 ST Tax \$379.00 CO Tax \$189.50  
City Stamp 0-714-127-680 City Tax: \$3,979.50

THE GRANTOR, **JURIJS SIPELSKIS**, a married man\*, 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, REMISES, RELEASES, ALIENS AND CONVEYS unto THE GRANTEEES, **THOMAS R. TURNER** and **STEPHANIE S. KOPPLIN**, husband and wife, of the County of Cook, State of Illinois, not as tenants in common or joint tenants but as tenants by the entirety, 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: 13-24-108-015 0000

Address of Real Estate: 3809 N. Kedzie Ave., Unit 4, Chicago, Illinois 60618

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, not as tenants in common or joint tenants but as tenants by the entirety, 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.


AMD alb-1116A

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\*This is not homestead property.

Dated this 31 day of May, 2016.

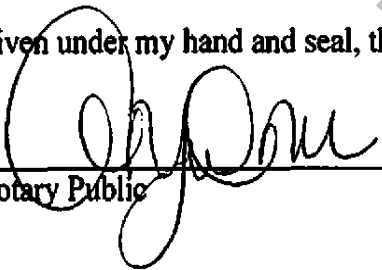
GRANTOR:

  
Juris Sipelskis



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 Juris Sipelskis, 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, for the uses and purposes therein set forth.


Given under my hand and seal, this 31 day of May, 2016.

  
Notary Public



REAL ESTATE TRANSFER TAX		02-Jun-2016
	COUNTY:	189.50
	ILLINOIS:	379.00
	TOTAL:	568.50

13-24-108-015-0000 | 20160501611325 | 0-289-241-408

REAL ESTATE TRANSFER TAX		02-Jun-2016
	CHICAGO:	2,742.50
	CTA:	1,137.00
	TOTAL:	3,979.50 *

13-24-108-015-0000 | 20160501611325 | 0-714-127-680

\* Total does not include any applicable penalty or interest due.

AFTER RECORDING, MAIL TO:

Law Office of James P. Kenny  
135 S. LaSalle St, #2200  
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

Thomas R Turner  
3009 N. Kedzie Ave, #4  
Chicago, IL 60641

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## EXHIBIT "A" LEGAL DESCRIPTION

**PARCEL 1:**

UNIT 4 IN 3809 N. KEDZIE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 28 IN BLOCK 2 IN WILLIAM E. HATTERMAN'S IRVING PARK BOULEVARD SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, 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 1614119097, 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-4 AND ROOF RIGHTS R-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1614119097.

Property Index Number: 13-24-108-015-0000

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Property 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. The Illinois Condominium Property Act;
3. The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws of 3809 N. Kedzie Condominiums, including the plat and all other amendments and exhibits thereto;
4. Reciprocal Easement Agreement dated April 27, 2016 and recorded with the Recorder of Cook County, Illinois on May 20, 2016 as Document number 1614119098;
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 Real Estate as a condominium residence;
6. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the Real Estate as a condominium residence;
7. Acts done or suffered by the Grantees or anyone claiming by, through or under the Grantees;
8. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantees; and
9. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.