

UNOFFICIAL COPY

This instrument Prepared by:

Law office of
Christopher S. Koziol, P.C.
6444 N. Milwaukee Ave
Chicago, IL 60631



Doc#: 1620334061 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/21/2016 01:05 PM Pg: 1 of 2

Return and mail tax statement to:

Monica S. Buckner
5124 S. Indiana
Unit 3S
Chicago, IL 60615

SPECIAL WARRANTY DEED

This Special Warranty Deed, executed this 15th day of July, 2016 by EXBUD LLC whose address is 10 N. Delphia Ave, Park Ridge, IL hereinafter called GRANTOR, grants to MONICA S. BUCKNER whose address is 400 E.33rd Street Chicago, IL hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$ 10.00 and no cents and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz.

UNIT 3S IN THE 5124-26 S. INDIANA AVENUE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
THAT PART OF LOT 3 IN JAMES D. LYNCH'S ADDITION TO HYDE PARK IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT 3, 250 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT; THENCE WEST 161.05 FEET ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 3 TO THE EAST LINE OF A 20 FOOT ALLEY; THENCE SOUTH ALONG THE EAST LINE OF SAID ALLEY 50 FEET; THENCE EAST 161.05 FEET ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1513316011, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN

REAL ESTATE TRANSFER TAX
21-Jul-2016
COUNTY: 73.75
ILLINOIS: 147.50
TOTAL: 221.25
20-10-302-021-0000 | 20160701632301 | 1-135-641-408

REAL ESTATE TRANSFER TAX		21-Jul-2016
	CHICAGO:	1,106.25
	CTA:	442.50
	TOTAL:	1,548.75 *

20-10-302-021-0000 | 20160701632301 | 1-978-794-816

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

16105
After recording mail to
Atlanta Title, LLC
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

CCRD REVIEW

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THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Permanent Real Estate Index Number: 20-10-302-021-0000 *(affects underlying parcel)*
Address of Real Estate: 5124 S. INDIANA, UNIT 3S, CHICAGO, IL 60615

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

EXBUD LLC

Name of the Limited Liability Company

By: Jacek Bohaczyk
JACEK BOHACZYK
Member of EXBUD LLC

State of Illinois)

County of Cook)



The foregoing instrument was hereby acknowledged before me this 15 day of December, 2016 by Jacek Bohaczyk member of EXBUD LLC, who is personally known to me or who has produced Driver License as identification and who signed this instrument willingly.

Christopher S. Koziol

Notary Public
My commission expires _____