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A16-2120BSA
**SPECIAL WARRANTY
DEED**

Doc#: 1631516005 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/10/2016 09:50 AM Pg: 1 of 4

This instrument was prepared by:
Alexander Demchenko, Esq.
Demchenko & Kashuba LLC
2338 W. Belmont Ave.
Chicago, IL 60618

Dec ID 20161101676971
ST/CO Stamp 1-325-596-864 ST Tax \$533.50 CO Tax \$266.75
City Stamp 1-811-087-552 City Tax: \$5,601.75

THE GRANTOR, **PIRAMIDA DEVELOPMENT INC.**, 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 (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, REMISES, RELEASES, ALIENS AND CONVEYS unto THE GRANTEES, **PETER D. LEE** and **SARAH G. FORRESTAL**, husband and wife, of the County of Cook, State of Illinois, not as joint tenants or tenants in common 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: 13-35-420-009-0000 (underlying)

Address of Real Estate: 1633 N. St. Louis Ave., ~~1633~~ P, Chicago, IL 60647


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 joint tenants or tenants in common 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.

Dated this 4th day of November, 2016.

PIRAMIDA DEVELOPMENT INC.

By: _____



President

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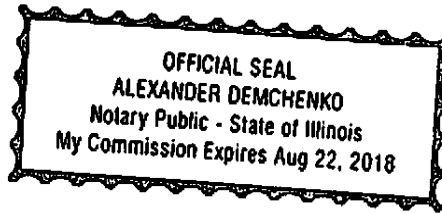
STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Volodymyr Avhustyn, being the President of Piramida Development Inc., 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 and caused the seal of said corporation to be affixed thereto pursuant to the authority given by the operating agreement 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 4th day of November, 2016.



 Notary Public



REAL ESTATE TRANSFER TAX		07-Nov-2016	
	COUNTY:		289.75
	ILLINOIS:		533.50
	TOTAL:		800.25
13-35-420-009-0000 20161101676971 1-325-598-864			

REAL ESTATE TRANSFER TAX		07-Nov-2016	
	CHICAGO:		4,001.25
	CTA:		1,600.50
	TOTAL:		5,601.75 *
13-35-420-009-0000 20161101676971 1-811-087-552			

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

AFTER RECORDING, MAIL TO:

Peter Lee & Sarah Forrestal
1633 N. St. Louis Ave. HUMB
Chicago IL 60647

SEND SUBSEQUENT TAX BILLS TO:

Peter Lee & Sarah Forrestal
1633 N. St. Louis Ave. HUMB
Chicago IL 60647

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EXHIBIT "A" LEGAL DESCRIPTION

THAT PART OF LOT 39 AND THE SOUTH 1/2 OF LOT 40 IN JAMESON'S SUBDIVISION OF BLOCK 21 IN SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE FOLLOWING DESCRIBED PARCEL: STARTING AT THE SOUTHWEST CORNER OF SAID PARCEL THENCE NORTH 00 DEGREES, 03 MINUTES, 56 SECONDS WEST 10.90 FEET; THENCE NORTH 89 DEGREES, 56 MINUTES, 04 SECONDS EAST 28.73 FEET; THENCE SOUTH 89 DEGREES, 40 MINUTES, 50 SECONDS EAST 41.40 FEET; THENCE NORTH 01 DEGREES, 04 MINUTES, 18 SECONDS EAST 15.95 FEET; THENCE SOUTH 89 DEGREES, 36 MINUTES, 14 SECONDS EAST 6.90 FEET; THENCE NORTH 00 DEGREES, 23 MINUTES, 46 SECONDS EAST 1.74 FEET; THENCE SOUTH 89 DEGREES, 36 MINUTES, 14 SECONDS EAST 38.12 FEET; THENCE SOUTH 00 DEGREES, 29 MINUTES, 39 SECONDS WEST 10.10 FEET; THENCE SOUTH 89 DEGREES, 52 MINUTES, 39 SECONDS EAST 61.48 FEET; THENCE SOUTH 00 DEGREES, 04 MINUTES, 01 SECONDS EAST 18.75 FEET; THENCE NORTH 89 DEGREES, 43 MINUTES, 56 SECONDS WEST 177.00 FEET BACK TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS. (BASED ON AN ASSUMED BEARING OF NORTH 89 DEGREES, 43 MINUTES, 56 SECONDS WEST FOR THE SOUTH LINE OF THE PARCEL.)

Property Index Number: 13-35-420-009-0000 (underlying)

Commonly Known As: 1633 N. St. Louis Ave., Home B, Chicago, IL 60647

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. Applicable zoning and building laws and ordinances and other ordinances of record;
3. Encroachments, if any, which do not materially affect the use of the real estate;
4. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate, including but not limited to the Declaration of Party Wall Rights, Covenants, Conditions, Restrictions and Easements dated November 1, 2016 and recorded on November 1, 2016 as Document number 1621416010;
5. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee;
6. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee; and
7. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.

PROPERTY OF COOK COUNTY CLERK'S OFFICE