

# UNOFFICIAL COPY



\*1700910020\*

## Special Warranty Deed

Doc# 1700910020 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2017 09:58 AM PG: 1 OF 2

160161901407

The GRANTOR, **CARRICORN REAL ESTATE GROUP, L.L.C. – HOMER 2435-37 SERIES**, an **Illinois Series Limited Liability Company**, 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 & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

**RYAN RUDICH and GILLIAN FUDICH**, Husband and Wife, of 111 W. Maple St., Unit 3403, Chicago, IL 60610 **AKA Gillian Kriezelman**

Not as Tenants in Common, nor as Joint Tenants with rights of survivorship, but as **TENANTS BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to

1/2 wit:

Parcel 1: Unit 2E in the 2435 West Homer Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate: Lot 30 in Block 1 in Johnston's Subdivision of the East 1/2 of the Southeast 1/4 of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded August 23, 2016, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 1623629067, 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 P-3 and Roof Rights R2, limited common elements ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 2E, as 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.

Stamp: SEARCHED, SERIALIZED, INDEXED, FILED, with handwritten initials and a date.

SUBJECT TO: General real estate taxes for 2016 and subsequent years.

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., Ste. 2400  
Chicago, IL 60606-4650  
Attn: Search Department

Permanent Real Estate Index Number(s): 13-36-408-013-0000 & 13-36-408-014-0000  
(affect underlying land)

Address(es) of Real Estate: 2435 W. Homer St., Unit 2E, Chicago, IL 60647

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

