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MAIL TO: Rosa Santiago
3112 N. St. Louis
Chicago IL 60618



Doc# 1701345065 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/13/2017 12:12 PM PG: 1 OF 4

(The Above Space For Recorder's Use)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 18 day of July, 2016 between KEDMONT I REALTY, LLC, an Illinois limited liability company, 7111 N. Karlov, Lincolnwood, IL 60712 created and existing under and by virtue of the laws of State of Illinois, and duly authorized to transact business in the State of Illinois, as GRANTOR, and Juan A Santiago and Rosa Santiago, of Chicago, IL, as Grantee.

WITNESSTH, the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO

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, unto the Grantee, either in law or in equity, of in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

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.

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the Dwelling Unit or the Parking Unit, if any:

1. Real estate taxes not yet due and payable and for subsequent years;

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- 2. The Declaration, including all amendments and exhibits attached thereto;
- 3. Public and utility easements;
- 4. Covenants, conditions, restrictions of record;
- 5. Applicable zoning and building laws, ordinances and restrictions;
- 6. Installments due after the date of closing of assessments established pursuant to the Declaration;
- 8. Grantee's mortgage, and
- 9. acts done or suffered by the Grantee

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written

KEDMONT I REALTY, LLC

By: *[Signature]*
 Eitan Coresh, Manager

[Signature]
 Eugene Zaslavsky, Manager

STATE OF ILLINOIS)
) SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Eitan Coresh and Eugene Zaslavsky the Managers of Kedmont I Realty, LLC, an Illinois limited liability company, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their and voluntary act, for the uses and purposes therein set forth

Given under my hand and notary seal, this 18 day of July, 2018

[Signature]
 NOTARY PUBLIC



This Deed was prepared by: David Chaiken, 111 W. Washington, Chicago, IL 60602

Send Subsequent tax bills to:



3112 N. St. Louis
Chicago Il. 60618

REAL ESTATE TRANSFER TAX		13-Jan-2017
	CHICAGO:	750.00
	CTA:	300.00
	TOTAL:	1,050.00 *
13-26-201-044-0000 20160801644635 0-843-306-176		

REAL ESTATE TRANSFER TAX		13-Jan-2017
	COUNTY:	50.00
	ILLINOIS:	100.00
	TOTAL:	150.00
13-26-201-044-0000 20160801644635 0-501-654-720		

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

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LEGAL DESCRIPTION

THAT PART OF LOT 10 IN BLOCK 3 IN S. E. GROSS SECOND UNDER DEN LINDEN ADDITION TO CHICAGO, A SUBDIVISION OF LOTS 3 AND 4 OF BRAND'S SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

PARCEL 1:

1) THAT PART OF SAID LOT 10 LYING BELOW AN ELEVATION OF 24.93 FEET (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTER OF A HORIZONTAL PLANE SEPARATING THE CEILING OF THE GARDEN FLOOR AND THE FLOOR OF THE FIRST FLOOR AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 10; THENCE DUE SOUTH, ON AN ASSUMED BEARING, ALONG THE EAST LINE OF SAID LOT 10, 1.32 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH FACE OF AN INTERIOR WALL; THENCE DUE WEST, ALONG SAID EXTENSION, 1.40 FEET TO A POINT ON THE WEST FACE OF AN INTERIOR WALL; THENCE CONTINUING DUE WEST, ALONG AFORESAID SOUTH FACE OF AN INTERIOR WALL, 11.70 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE DUE SOUTH, ALONG SAID EAST FACE, 17.16 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL; THENCE DUE EAST, ALONG SAID FACE, 0.53 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE DUE SOUTH, ALONG SAID FACE 13.44 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL; THENCE DUE EAST, ALONG SAID FACE, 0.88 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE DUE SOUTH, ALONG SAID FACE, 1.87 FEET TO A POINT ON THE SOUTH FACE OF AN INTERIOR WALL; THENCE DUE WEST, ALONG SAID FACE, 4.90 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE DUE SOUTH, ALONG SAID FACE, 9.89 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL; THENCE DUE EAST, ALONG SAID FACE, 15.19 FEET TO A POINT ON THE AFORESAID WEST FACE OF AN INTERIOR WALL; THENCE DUE NORTH, ALONG SAID FACE, 42.36 FEET TO THE POINT OF BEGINNING;

PARCEL 2:

2) THAT PART OF SAID LOT 10 LYING BELOW AN ELEVATION OF 24.93 FEET (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CENTER OF A HORIZONTAL PLANE SEPARATING THE CEILING OF THE GARDEN FLOOR AND THE FLOOR OF THE FIRST FLOOR AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 10; THENCE OF AN ASSUMED BEARING SOUTH 89 DEGREES 21 MINUTES 55 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 10, 21.47 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST FACE OF AN INTERIOR WALL; THENCE DUE SOUTH, ALONG SAID EXTENSION, 1.33 FEET TO A POINT OF BEGINNING ON THE SOUTH FACE OF AN INTERIOR WALL; THENCE CONTINUING DUE SOUTH ALONG AFORESAID WEST FACE, 16.75 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL;
THENCE DUE WEST, ALONG SAID FACE, 1.40 FEET TO A POINT ON THE WEST FACE OF AN INTERIOR WALL; THENCE DUE SOUTH, ALONG SAID FACE, 15.52 FEET TO A POINT ON THE SOUTH FACE OF AN INTERIOR WALL; THENCE DUE

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EAST, ALONG SAID FACE, 4.01 FEET TO A POINT ON THE WEST FACE OF AN INTERIOR WALL; THENCE DUE SOUTH, ALONG SAID FACE, 8.32 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL; THENCE DUE WEST, ALONG SAID FACE, 3.34 FEET TO A POINT ON THE WEST FACE OF AN INTERIOR WALL; THENCE DUE SOUTH, ALONG SAID FACE, 7.75 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL, THENCE DUE WEST, ALONG SAID FACE, 7.65 FEET TO A POINT ON THE WEST FACE OF AN INTERIOR WALL; THENCE DUE SOUTH, ALONG SAID FACE, 9.56 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL; THENCE DUE WEST, ALONG SAID FACE, 3.48 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE DUE NORTH, ALONG SAID FACE, 57.90 FEET TO A POINT ON THE AFORESAID SOUTH FACE OF AN INTERIOR WALL; THENCE DUE EAST, ALONG SAID FACE, 11.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 13-26-201-044 0020

ADDRESS: 3523-3525 W. Belmont, Chicago, IL 60618

Property of Cook County Clerk's Office