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Doc# 1706812092 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/09/2017 02:56 PM PG: 1 OF 2

SPECIAL WARRANTY DEED

The GRANTOR 2701 WEST BELMONT PROPERTY LLC, an Illinois 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

ALEXANDER KWAK and CAROLINE KWAK, husband and wife, of 1918 W. Roscoe St., Unit 2, Chicago, IL 60657

not as Joint Tenants nor as 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:

Parcel 1: Unit 2W & P-2 in the 2707 West Belmont Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate: Lot 2 (except the East 3.75 feet thereof) and the East 28.6 feet of Lot 3 in Goldsmith and Smith's Resubdivision of Lots 1 to 11, both inclusive, in McCormick's Resubdivision of Lots 1 to 21, inclusive, in Nissen's Subdivision of the West 1/2 of the Northeast 1/4 of Section 25, 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 February 17, 2017, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 1704829014, 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 Storage Space S-2, a limited common element ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 2W, 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.

SUBJECT TO: General real estate taxes for 2017 and subsequent years.

Permanent Real Estate Index Number(s): 13-25-200-016-0000 (affects underlying land)

Address(es) of Real Estate: 2707 W. Belmont Ave., Unit 2W & P-2, Chicago, IL 60618

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. There were no tenants as this is new construction.

Vertical stamp: SC INT with handwritten initials and a signature.

Handwritten vertical text: 170161901437

Handwritten mark: 1/2

Handwritten mark: 1/2 in a circle

