

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Mail To:

Judy L. DeAngelis  
767 Walton Lane  
Grayslake, Il. 60030



Doc# 1707629030 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/17/2017 10:37 AM PG: 1 OF 4

THIS INDENTURE, made  
this 14<sup>th</sup> day of March, 2017  
between 440 Green LLC, an Illinois 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, Grantor, and WILLIAM SMITH & XIANGQING SUN, husband and wife, not as  
tenants in common and not in joint tenancy but by tenancy by the entirety, Grantees, of the City  
of Chicago, County of Cook, State of Illinois.

WITNESSETH that Grantor for and in consideration of the sum of Ten And 00/100 (\$10.00)  
Dollars and other good and valuable consideration paid by the Grantees, the receipt whereof is  
hereby acknowledged, and pursuant to authority of the Operating Agreement and of the  
Managers of the Grantor, by these presents does DEMISE, RELEASE, ALIEN AND CONVEY  
unto the Grantees and to their heirs and assigns, FOREVER, all the following described real  
estate, situated in the County of Cook and State of Illinois known and described as follows, to  
wit: and as more fully described hereto:

UNIT 502 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE  
COMMON ELEMENTS IN 836 HUBBARD CONDOMINIUMS, AS DELINEATED AND  
DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER  
1634719042, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCLUSIVE RIGHT TO THE USE OF P 1 & P 2, AS A LIMITED COMMON ELEMENT  
AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM,  
AFORESAID, IN COOK COUNTY, ILLINOIS.

PIN 17-08-252-038-0000  
17-08-252-039-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or  
in otherwise appertaining, and the reversion(s), remainder(s), thereof, and all of the estate,  
right, title, interest, claim or demand whatsoever, of the property of the Grantor, either in law  
or equity, of, in and to the attached described premises, with the hereditaments and

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appurtenances: TO HAVE AND TO HOLD the said premises as above described, with appurtenances, unto the Grantees, their heirs and assigns forever.

The Grantor hereby grants to the Grantees, their successor and assigns, as rights and easement as set forth in the Declaration of Condominium Ownership recorded December 12, 2016, as document number 1634719042 for the benefit of said property, and Grantor hereby reserve to itself, its successor, heirs and assigns, the rights and easements set forth in said Declaration for the remaining land set forth herein.



This deed is subject to all rights, easements, covenants, conditions, restrictions and representations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.


The Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, 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 encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to:

- a) general real estate taxes not due and payable at the time of Closing;
- b) the Act and Code;
- c) the Condominium Documents, including all amendments and exhibits thereto;
- d) applicable zoning and building laws and ordinances;
- e) acts done or suffered by Purchaser or anyone claiming by, though, or under Purchaser;
- f) easements, agreements, conditions, covenants, and restrictions of record, if any;
- g) licenses affecting the Common Elements or Purchaser;
- h) liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser,
- i) public, private and utility easements recorded at any time prior to Closing (as hereinafter defined) including any easements established by or implied from the Declaration, or amendments thereto,
- j) leases and licenses affecting any Common Element governed and operated by the Association,
- k) roads and highways if any,
- l) Purchaser's Mortgage,
- m) Seller's right to repurchase the Dwelling Unit and Parking Unit(s), as contained in Paragraph 20 and Paragraph 22 of the contract to purchase.
- n) Exhibits F-1 & G -1 of the contract to purchase, Waiver and disclaimer of implied warranty of habitability, 836 Hubbard Condominiums, Dwelling Units and Common Areas, copies of which are attached hereto.

Common Address of  
Property:

836 W Hubbard Unit 502  
Chicago, IL 0642

REAL ESTATE TRANSFER TAX		17-Mar-2017	
		COUNTY:	490.00
		ILLINOIS:	980.00
		TOTAL:	1,470.00
17-08-252-038-0000		20170301622329   1-128-962-752	

REAL ESTATE TRANSFER TAX		15-Mar-2017	
		CHICAGO:	7,350.00
		CTA:	2,940.00
		TOTAL:	10,290.00
17-08-252-038-0000		20170301622329   0-447-142-592	

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



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Mail Future Tax Statements  
to

William Smith  
836 W Hubbard Unit 502  
Chicago, IL 60642

This Instrument Prepared by:  
Gary M Adelman  
615 Appleton Lane  
Deerfield, IL 60015

**COOK COUNTY  
RECORDER OF DEEDS**

Signature page to follow.

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Property of Cook County Clerk's Office