

UNOFFICIAL COPY



Doc# 1708315135 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/24/2017 01:22 PM PG: 1 OF 6

This instrument prepared by:

Nathan F. Fahrner, Esq.
Perkins Coie LLP
131 S. Dearborn Street
Suite 1700
Chicago, IL 60603

After recording mail to:

Jeffrey Gurian, Esq.
Becker Gurian
513 Central Avenue
4th Floor
Highland Park, IL 60035

Send subsequent tax bills to:

920 W. Cullerton, LLC
c/o Condor Partners, LLC
225 W. Hubbard Street
Suite 600
Chicago, IL 60654

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 21st day of MARCH, 2017, between LISA PODMAJERSKY, AS TRUSTEE OF THE JOHN PODMAJERSKY, JR. REVOCABLE TRUST DATED JUNE 6, 1989 and ESTATE OF ANNELIES PODMAJERSKY (collectively "Grantor"), having an address of 333 N. Canal Street, Suite 3105, Chicago, IL 60606, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by theses presents does **REMISE, RELEASE, ALIENATE AND CONVEY** to 920 W. CULLERTON, LLC, an Illinois limited liability company ("Grantee"), having an address of 225 W. Hubbard Street, Suite 600, Chicago, IL 60654, forever, 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.


Together with all and singular hereditaments and appurtenances belonging there, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at 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 described above, with the appurtenances, unto the Grantee, forever.

UNOFFICIAL COPY



And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors 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 is lawfully seized of said real estate in fee simple; and that it has good right and lawful authority to sell and convey said real estate; and that it WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters listed on **Exhibit B** attached hereto and made a part hereof.

[Remainder of page intentionally left blank; Signature page to follow]

REAL ESTATE TRANSFER TAX		22-Mar-2017
	CHICAGO:	42,000.00
	CTA:	16,800.00
	TOTAL:	58,800.00

17-20-426-010-0000 | 20170301618701 | 1-980-384-960

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

REAL ESTATE TRANSFER TAX		24-Mar-2017
		COUNTY: 2,600.00
		ILLINOIS: 5,600.00
		TOTAL: 8,400.00
17-20-426-010-0000		20170301618701 0-993-674-944

UNOFFICIAL COPY

ESTATE OF ANNELIES PODMAJERSKY

By: *Lisa Podmajersky*
 Name: Lisa Podmajersky
 Its: Executor

STATE OF Illinois)
) ss.
 COUNTY OF Cook)

I, Kamara Stanton, a Notary Public in and for said County in the State aforesaid, do hereby certify that Lisa Podmajersky, as Executor of the Estate of Annelies Podmajersky, 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 she signed and delivered such instrument as her own free and voluntary acts for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 7th day of March, 2017.

Kamara A Stanton
 Notary Public
 My Commission Expires: 3/22/2017

UNOFFICIAL COPY

Exhibit A

LEGAL DESCRIPTION

Lots 50 to 64, both inclusive in James D. Lehmer's Subdivision of Block 14 of Walsh and McMullen's Subdivision of the South 3/4 of the Southeast 1/4 of Section 20, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Number(s): 17-20-426-010-0000 Vol. 599 (affects Lots 50 thru 55)

17-20-426-011-0000 Vol. 599 (affects Lots 56 thru 59)

17-20-426-012-0000 Vol. 599 (affects Lots 60, 61 & 62)

17-20-426-013-0000 Vol. 599 (affects Lot 63)

17-20-426-014-0000 Vol. 599 (affects Lot 64)

Commonly Known As: 920 W. Cullerton Avenue, Chicago, IL 60608

UNOFFICIAL COPY

Exhibit B

PERMITTED EXCEPTIONS

1. General real estate taxes for the second installment 2016 and subsequent years.
2. Encroachment of the building located mainly on the land onto the property South and adjoining (W. Cullerton Street) by 0.29 feet, as shown on Plat of Survey prepared by B.H. Suhr & Company dated August 3, 2016 as Order No. 16-174.
3. Encroachment of fence located mainly on the land onto the property East and adjoining by 2.91 feet varying to 3.20 feet, as shown on Plat of Survey prepared by B.H. Suhr & Company dated August 3, 2016 as Order No. 16-174.
4. Encroachment of the building located mainly on the land onto the property North and adjoining (16 foot public alley) by 0.13 feet, as shown on Plat of Survey prepared by B.H. Suhr & Company dated August 3, 2016 as Order No. 16-174.
5. Encroachment of the 12 foot brick wall located mainly on the land over onto the East-West 16 foot public alley by 0.18 feet, as shown on Plat of Survey prepared by B.H. Suhr & Company dated August 3, 2016 as Order No. 16-174.