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SPECIAL WARRANTY DEED ILLINOIS

Doc#: 1711508415 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/25/2017 01:07 PM Pg: 1 of 4

UPON RECORDING MAIL TO:

Ramon Ortega & Gwen Brink
20 S. Fairview, Unit 3N
Park Ridge, IL 60068

Dec ID 20170401637710
ST/CO Stamp 0-654-565-824 ST Tax \$520.00 CO Tax \$260.00

SEND SUBSEQUENT TAX BILLS TO:

Ramon Ortega
Gwendolyn Brink
20 S. Fairview, Unit 3N
Park Ridge, Illinois 60068

The Grantor, Fairview Station South, LLC, an Illinois limited liability company, ("Grantor"), of 7100 N. Oriole, Chicago, IL 60636, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS Ramon Ortega and Gwendolyn Brink, husband and wife, ("Grantees"), of 1717 Ridge Avenue, Apartment 518, Evanston, Illinois 60201, the following described real estate, to be held as TENANTS BY THE ENTIRETY, situated in the County of Cook, in the State of ILLINOIS, to-wit:

SEE ATTACHED EXHIBIT A

and covenants 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 only to: covenants, conditions and restrictions of record and general real estate taxes for the year 2016 and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts.

The Tenant of Units 3N had no right of first refusal.

Grantor also hereby grants to the Grantees, their 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 described in Exhibit A hereto, 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 09-35-202-017-0000

Address of real estate: 20 South Fairview, Units 3N and Parking Space P3, Chicago, Illinois ~~60614~~ ⁶⁰⁰⁶⁸

Dated this 7th day of April, 2016.

Fairview Station South LLC, an Illinois limited liability company



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 43158

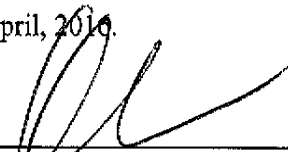
By: Patrick J. O'Flaherty
Patrick J. O'Flaherty, Manager

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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 Patrick J. O'Flaherty, personally known to me to be the Manager of Fairview Station South, LLC, an Illinois limited liability company, and personally know 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 as such Manager, he signed and delivered the said instrument pursuant to authority given said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of April, 2010.



Notary Public

This instrument prepared by: John R. Joyce, Esq.
 Roetzel & Andress
 20 South Clark Street, Suite 300
 Chicago, Illinois 60603



Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNITS 3N AND P-3 IN THE FAIRVIEW STATION SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 18, IN BLOCK 5, IN L. HODGES ADDITION TO PARK RIDGE, BEING A SUBDIVISION OF PART OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1619034038; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

EXCEPTING THEREFROM COMMERCIAL PROPERTY DESCRIBED AS FOLLOWS:

PARCEL 1 (COMMERCIAL SPACE): THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +648.47 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +659.27 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988), DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 1.34 FEET SOUTHWESTERLY AND 8.07 FEET NORTHWESTERLY OF THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTHWESTERLY A DISTANCE OF 41.38 FEET, THENCE NORTHWESTERLY, A DISTANCE OF 5.50 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 1.00 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 10.69 FEET; THENCE NORTHEASTERLY, A DISTANCE OF 2.46 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 5.66 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 2.50 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 6.00 FEET; THENCE NORTHEASTERLY, A DISTANCE OF 13.93 FEET; THENCE SOUTHEASTERLY, A DISTANCE OF 17.36 FEET; THENCE NORTHEASTERLY, A DISTANCE OF 9.05 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 11.50 FEET; THENCE NORTHEASTERLY, A DISTANCE OF 19.38 FEET; THENCE SOUTHEASTERLY, A DISTANCE OF 24.27 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: (COMMERCIAL PARKING UNITS P-7 TO P-10): THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +647.44 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +655.44 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988), DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 2.60 FEET SOUTHEASTERLY AND 7.08 FEET NORTHEASTERLY OF THE NORTHWEST CORNER OF SAID LOT 18; THENCE

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NORTHEASTERLY, A DISTANCE OF 33.00 FEET; THENCE SOUTHEASTERLY, A DISTANCE OF 17.71 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 6.50 FEET; THENCE SOUTHEASTERLY, A DISTANCE OF 8.50 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 17.50 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 8.50 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 9.00 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 17.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS IN FAVOR OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 1619034038.

Permanent Real Estate Index Number: 09-35-202-017-0000

Commonly Known As:

20 South Fairview, Unit 3N + Parking Space P3
Chicago, Illinois ~~60614~~

Park Ridge 60068