

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Doc#: 1715955033 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/08/2017 11:10 AM Pg: 1 of 4

This instrument was prepared by:

Alexander Demchenko, Esq.
Demchenko & Kashuba LLC
120 N. LaSalle St., Suite 2750
Chicago, IL 60602

Dec ID 20170501663586
ST/CO Stamp 0-036-493-760 ST Tax \$479.00 CO Tax \$239.50
City Stamp 0-545-116-608 City Tax: \$5,029.50

THE GRANTOR, **1310 WESTERN INC.**, a corporation 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 (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, REMISES, RELEASES, ALIENS AND CONVEYS unto THE GRANTEE, **BLAKEMAN FAMILY LIMITED PARTNERSHIP**, all interest in 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

Property Index Number: 16-01-221-041-0000 and 16-01-221-042-0000 (underlying)

Address of Real Estate: 1310 N. Western Ave, Unit 3N, Chicago, Illinois 60622

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, of the Grantor, either in law or equity, of, in and to the said real estate, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said real estate forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate 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 real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to the matters set forth on Exhibit "B" attached hereto and made a part hereof.

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.

AKG-1877C J.O.

UNOFFICIAL COPY

Dated this 30 day of May, 2017.

1310 WESTERN INC.

By: [Signature]
President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tetyana Lobas, being the President of 1310 Western Inc., an Illinois corporation, and 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 as such President, she signed and delivered the said instrument and caused the seal of said corporation to be affixed thereto pursuant to the authority given by the operating agreement of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 30 day of May, 2017.

[Signature]
Notary Public



| REAL ESTATE TRANSFER TAX | | 07-Jun-2017 |
|---|---------------|---------------|
| | COUNTY: | 239.50 |
| | ILLINOIS: | 479.00 |
| | TOTAL: | 718.50 |
| 16-01-221-041-0000 20170501863586 0-036-493-780 | | |

| REAL ESTATE TRANSFER TAX | | 07-Jun-2017 |
|---|---------------|-------------------|
| | CHICAGO: | 3,592.50 |
| | CTA: | 1,437.00 |
| | TOTAL: | 5,029.50 * |
| 16-01-221-041-0000 20170501863586 0-545-116-608 | | |

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

AFTER RECORDING, MAIL TO:

Blakeman Family Limited Partnership
1310 N Western Ave. Unit 3W
Chicago, IL 60622

SEND SUBSEQUENT TAX BILLS TO:

Blakeman Family Limited Partnership
1310 N Western Ave. Unit 3W
Chicago, IL 60622

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT 3N IN 1310 N. WESTERN CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 19 AND LOT 20 (EXCEPT THAT PART LYING EAST OF THE LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION TAKEN FOR WIDENING WESTERN AVENUE) IN BLOCK 1 IN WINSLOW AND JACOBSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THOSE PORTIONS DELINEATED AND SHOWN ON THE SURVEY AS RETAIL SPACE 1S AND RETAIL SPACE 1N, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON MAY 9, 2017 AS DOCUMENT NUMBER 1712945005, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS,

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE ~~P-3~~^{P-4}, STORAGE SPACE S-6 AND ROOF RIGHTS R-3N, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1712945005.

Property Index Number: 16-01-221-041-0000 and 16-01-221-042-0000 (underlying)

Commonly Known As: 1310 N. Western Ave., Unit 3N, Chicago, Illinois 60622

UNOFFICIAL COPY

EXHIBIT "B" PERMITTED EXCEPTIONS

1. General real estate taxes not due and payable at the time of closing;
2. Applicable zoning and building laws and ordinances and other ordinances of record;
3. The Illinois Condominium Property Act;
4. The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws of 1310 N. Western Condominiums, including the plat and all other amendments and exhibits thereto;
5. Reciprocal Easement Agreement dated May 4, 2017 and recorded with the Recorder of Cook County, Illinois on May 9, 2017 as Document number 1712945005;
6. Encroachments, if any, which do not materially affect the use of the real estate as a residential condominium;
7. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate as a residential condominium;
8. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee;
9. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee; and
10. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.