

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
GENERAL



Doc# 1717129046 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/20/2017 01:12 PM PG: 1 OF 3

17 PST 250008w#  
1042 UNP

Property of Cook County Clerk's Office

THE GRANTOR(S), Polish Roman Catholic Union of America, an Illinois Corporation, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00) in hand paid, remise(s), release(s), alien(s), and convey(s) to Noble Walton Venture, LLC, an Illinois limited liability company, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Lots 28 through 44, in Block 23 in Canal Trustee's Subdivision of the West Half of Section 5, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the following:

**SUBJECT TO: General real estate taxes and assessments, conditions and restriction of record, building lines and easements described on attached Exhibit A, and survey matters, if any, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois**

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(s):

- |                    |                    |                    |                    |
|--------------------|--------------------|--------------------|--------------------|
| 17-05-316-024-0000 | 17-05-316-025-0000 | 17-05-316-026-0000 | 17-05-316-027-0000 |
| 17-05-316-028-0000 | 17-05-316-029-0000 | 17-05-316-030-0000 | 17-05-316-031-0000 |
| 17-05-316-032-0000 | 17-05-316-033-0000 | 17-05-316-034-0000 | 17-05-316-035-0000 |
| 17-05-316-036-0000 | 17-05-316-037-0000 | 17-05-316-038-0000 | 17-05-316-039-0000 |
| 17-05-316-040-0000 |                    |                    |                    |

Address of Real Estate: 1328-1372 W. Walton St.  
Northeast corner of Noble and Walton Streets, Chicago, Illinois 60642

Dated this 19 day of June, 2017

Joseph A. Drobot Jr.  
Joseph A. Drobot Jr.,  
President of the Polish Roman Catholic Union of America

SPS  
SQ  
INT

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STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joseph A. Drobot Jr., President of the Polish Roman Catholic Union of America, is personally known to me to be the person(s) whose name(s) IS subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19<sup>th</sup> day of June, 2017




Claudine Wicker (Notary Public)



Prepared By:  
Chikowski Law Offices  
901 Warrenville Road, Suite 103  
Lisle, IL 60532

Mail To:

Thomas G. Jaros  
Levenfeld Pearlstein, LLC  
2 N. LaSalle St. Suite 1300  
Chicago, Illinois 60602

REAL ESTATE TRANSFER TAX		20-Jun-2017
	CHICAGO:	37,500.00
	CTA:	15,000.00
	<b>TOTAL:</b>	<b>52,500.00 *</b>
17-05-316-024-0000   20170601667529   17-06-067-136		
* Total does not include any applicable penalty or interest due.		

Name and Address of Taxpayer:  
Noble Walton Venture, LLC  
c/o Darren Sloniger  
135 Water Street  
4<sup>th</sup> Floor  
Naperville, Illinois 60540

REAL ESTATE TRANSFER TAX		20-Jun-2017
	COUNTY:	2,500.00
	ILLINOIS:	5,000.00
	<b>TOTAL:</b>	<b>7,500.00</b>
17-05-316-024-0000   20170601667529   0-627-205-568		

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## EXHIBIT A

Easement for Ingress and Egress over and across the East 2.50 feet of the Land, as set forth in Declaration of Easements and Exhibit No. 1 attached thereto dated March 14, 1963 and recorded March 14, 1963 as document 18742644 (The "Declaration").

Easements for facilities of any kind presently existing or hereafter installed, designed for common use of two or more of the parcels described in the Declaration.

Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) Is exempt under Chapter 42, Section 3607 of the United States Code or (B) Relates to handicap but does not discriminate against handicapped persons), contained in the Declaration recorded as document number 18742644 relating to character and location of buildings and party walls, cost, maintenance, repair and replacement of party walls and common roofs and gutter system.

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