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Doc# 1717817060 Fee \$42.00

IRHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/27/2017 02:14 PM PG: 1 OF 3

This Instrument Prepared by:

United Title Affiliates, Inc.
429 Apollo Beach Blvd.
Apollo Beach, FL. 33572

This space for recording information only

Return to and mail tax statements to:

Toula Kelikian
1640 E. 50th St. Unit 8B
Chicago, IL. 60615

Property Tax ID#: 20-12-103-010-1028 & 20-12-103-026-1054

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 27th day of June, 2017, The Northern Trust Company, hereinafter called GRANTOR, grants to Toula Kelikian, a single person, whose address is 1640 E. 50th St., Unit 8B, Chicago, IL 616015, hereinafter called GRANTEE:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$73,500.00. and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

**"SEE COMPLETE LEGAL ATTACHED AS
EXHIBIT "A" INCLUDED HERewith AND
MADE A PART HEREOF"**

PROPERTY ADDRESS: 1640 E. 50th St. Unit 8B and Unit 57, Chicago IL. 60615

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

P-3
Bm

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And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above.

The Northern Trust Company

By: Charlene Soby

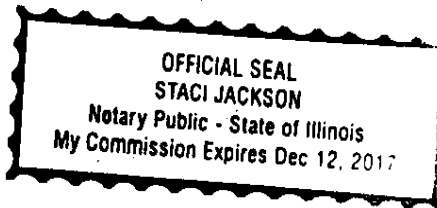
Its: Vice President

STATE OF ILLINOIS)

COUNTY OF COOK)

The foregoing instrument was hereby acknowledged before me this 5th day of June 2017, by Charlene Soby, Its: Vice President of The Northern Trust Company, who is personally known to me or who has produced _____ as identification, and who signed this instrument willingly.

Staci Jackson
Notary Public
My commission expires: 12-12-2017



REAL ESTATE TRANSFER TAX		27-Jun-2017
CHICAGO:		551.25
CTA:		220.50
TOTAL:		771.75

20-12-103-010-1028 | 20170601679637 | 1-529-419-200

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

REAL ESTATE TRANSFER TAX		27-Jun-2017
COUNTY:		36.75
ILLINOIS:		73.50
TOTAL:		110.25

20-12-103-010-1028 | 20170601679637 | 1-303-211-712

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EXHIBIT A

All that property situate in the County of Cook and State of Illinois described as:

Parcel 1:

Unit number 8 'b' in the Narragansett Condominium as delineated on survey of the following described parcel of real estate (hereinafter referred to as "parcel"):

The West 76 feet of the east 200 feet of the south 125 feet of block 2 in Chicago Beach Addition a subdivision of lot "a" in beach hotel company's consolidation of certain tracts in fractional sections 11 and 12, township 38 north, range 14 east of the third principal meridian, in Cook County, Illinois, which survey is attached as exhibit "a" to declaration made by Chicago Title and Trust Company, corporation of Illinois, trustee under trust no 49415, and recorded in the office of the recorder of Cook County, Illinois as document 20032198 and as amended by document number 20360068 together with its undivided percentage interest in the common elements.

Parcel 2:

Unit 57 in Indian Village parking condominium, together with its undivided percentage interest in the common elements in Indian Village condominium as delineated and defined in the declaration recorded as document number 95851051 in the northwest fractional section 12, township 38 north, range 14, east of the third principal meridian, in Cook County, Illinois.

Subject to covenants, conditions and restrictions of record, private, public and utility easements and roads and highways.

Being the same property conveyed to The Northern Trust Company in Consent Judgment of Foreclosure dated 9/29/2016 recorded 9/30/2016 in Instrument 1627419202 in the County of Cook and State of Illinois.

More commonly known as 1640 E 5th Street Unit 8B and Unit 57, Chicago, IL 60605

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