

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Doc#: 1719806119 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/17/2017 12:14 PM 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 20170701686843
ST/CO Stamp 0-792-710-592 ST Tax \$519.00 CO Tax \$259.50
City Stamp 0-812-109-248 City Tax: \$5,449.50

THE GRANTOR, **VOLO HOLDINGS, LLC - 2863 LYNDALÉ SERIES**, a limited liability company 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 Manager pursuant to the operating agreement of said limited liability company, REMISES, RELEASES, ALIENS AND CONVEYS unto THE GRANTEES, **ERIC W. LEE** and **CORA R. LEE**, husband and wife, of the County of Cook, State of Illinois, not as joint tenants or tenants in common but as tenants by the entirety, 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 Numbers (underlying): 13-36-109-025-0000;
13-36-109-026-0000; and
13-36-109-027-0000

Address of Real Estate: 2863 W. Lyndale St., Unit 2E, Chicago, Illinois 60647

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, not as joint tenants or tenants in common but as tenants by the entirety, 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.

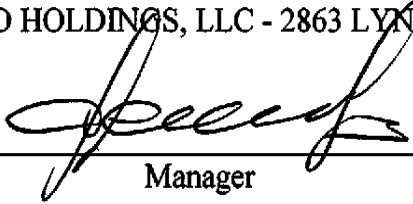
AK-2940B JD

UNOFFICIAL COPY

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.

Dated this 6 day of July, 2017.

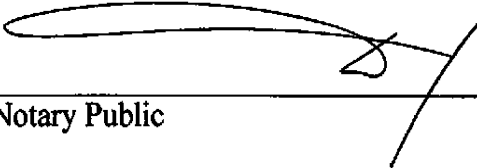
VOLO HOLDINGS, LLC - 2863 LYNDALE SERIES

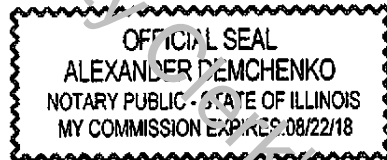
By: 
Manager

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 Mykhaylo Volochiy, being the Manager of Volo Holdings, LLC - 2863 Lyndale Series, an Illinois limited liability company ("Company"), 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 Manager, he signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to the authority given by the operating agreement of 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 seal, this 6 day of July, 2017.


Notary Public



AFTER RECORDING, MAIL TO:

Michael J. Greenan, PC
1341 W. Fullerton #175
Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO:

Eric W. Lee
2863 W. Lyndale #2E
Chicago, IL 60649

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT 2E IN 2863 W. LYNDALE CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 17, 18 AND 19 IN BLOCK 2 IN JOHN JOHNSTON JR.'S SUBDIVISION OF 10 ACRES IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,



WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1717818095, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.


PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 AND ROOF RIGHTS R-2E, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1717818095.

Property Index Numbers (underlying): 13-36-109-025-0000;
13-36-109-026-0000; and
13-36-109-027-0000

Commonly Known As: 2863 W. Lyndale St., Unit 2E, Chicago, Illinois 60647

REAL ESTATE TRANSFER TAX		17-Jul-2017	
		COUNTY:	259.00
		ILLINOIS:	519.00
		TOTAL:	778.50
13-36-109-025-0000		20170701686843 0-792-710-592	

REAL ESTATE TRANSFER TAX		17-Jul-2017	
		CHICAGO:	3,892.50
		CTA:	1,557.00
		TOTAL:	5,449.50 *
13-36-109-025-0000		20170701686843 0-812-109-248	

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

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 2863 W. Lyndale Condominiums, including the plat and all other amendments and exhibits thereto;
5. Encroachments, if any, which do not materially affect the use of the real estate as a residential condominium;
6. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate as a residential condominium;
7. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee;
8. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee; and
9. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.