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SPECIAL WARRANTY DEED

WEBSTER SQUARE CONDOMINIUMS LLC, an Illinois limited liability company of 2001 North Halsted Street, 3rd Floor, Chicago, Illinois ("Grantor") for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO: Richard M. Foley and Anne C. Foley, husband and wife, not as tenants in common or as joint tenants but as tenants by the entirety, of Chicago, Illinois ("Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

17000 21888

SEE LEGAL DESCRIPTION ATTACHED
HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s):
14-33-112-041-0000 (affects underlying land and other
property)

(above space for recorder only)

Address of Real Estate: 540 West Webster Ave., Unit 611, Parking Space P-3, 4 , S-SL69
Chicago, Illinois 60614.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL 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, 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, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Grantor certifies that a copy of this deed or assignment has been delivered to the Board of Directors for the Webster Square Residence Condominium Association.

SUBJECT TO: A - (i) current nondelinquent real estate taxes and taxes for subsequent years; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing; (iii) the Illinois Condominium Property Act and the Chicago Ordinance, including all amendments thereto; (iv) the Declaration, of Condominium Ownership and Bylaws recorded December 30, 2016 as Document number 1636539020, as amended by the First Amendment to the Declaration of Condominium recorded June 7, 2017 as Document Number 1715845045 including all amendments and exhibits attached thereto; (v) public, private and utility easements recorded at any time prior to Closing (as hereinafter defined) including any easements established by or implied from the Condominium Declaration or amendments to the Condominium Declaration and including without limitation the Declaration of Easements and Support for Webster Square (Subarea 2) recorded with the Cook County Recorder of Deeds on March 20, 2013 as Document 1307916122 and recorded May 6, 2015 as Document Number 1512616076; (vi) covenants, conditions, agreements, building lines and restrictions of record; (vii) applicable building and zoning laws, statutes, ordinances and restrictions including without limitation Planned Development under Residential Business Planned Development Ordinance Number 84, Special Service Area Ordinance 35-2015 recorded as document number 1534301000 ,and recorded documents regarding use of the condominium property; (viii) road and highways, if any; (ix) leases and licenses affecting Common Elements; (x) title exceptions pertaining to liens or



1721222050

Doc# 1721222050 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS


DATE: 07/31/2017 11:44 AM PG: 1 OF 4



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encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed; (xi) matters over which the Title Company is willing to insure; (xii) acts done or suffered by the Purchaser or anyone claiming by, through or under Purchaser; (xiii) The Declaration of Covenants, Easements and Service Arrangements for Webster Square recorded December 30, 2016 as Document Number 1636539018, as amended by the First Amendment recorded June 7, 2017 as Document Number 1715845045 which affects the condominium property and other property; (xiv) Declaration of Covenants, Conditions, Restrictions and Easements; Reciprocal Easement Agreement, recorded December 30, 2019 as Document Number 1636539019, as amended by the First Amendment recorded June 7, 2017 as Document Number 1715845045 regarding the relationship between the condominium portion of the condominium building and the commercial property located on the lower floor(s) of the condominium building; and (xv) Purchaser's mortgage, if any. B - The repurchase option and restriction upon re-sale in the Condominium Declaration or described in the sale purchase agreement between Grantor and Grantee, as amended by signed rider or agreement of Grantor and Grantee.

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX		31-Jul-2017
	CHICAGO:	11,092.50
	CTA:	4,437.00
	TOTAL:	15,529.50 *
14-33-112-041-0000 20170701696448 2-030-955-968		

REAL ESTATE TRANSFER TAX		31-Jul-2017
 	COUNTY:	.739.50
	ILLINOIS:	1,479.00
	TOTAL:	2,218.50
14-33-112-041-0000 20170701696448 1-430-863-296		

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

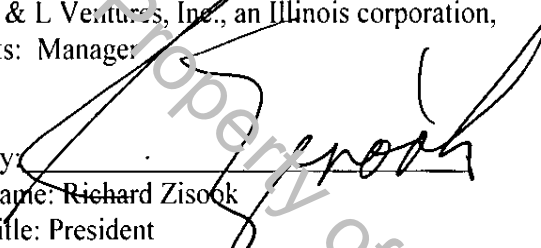
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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on 7-25 2017.

WEBSTER SQUARE CONDOMINIUMS LLC, an Illinois limited liability company

By: Randz Development, LLC, an Illinois limited liability company,
Its: Manager

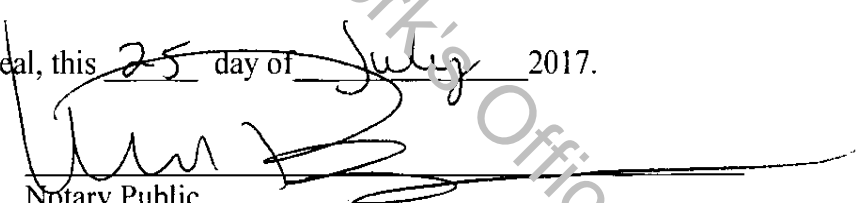
By: R & L Ventures, Inc., an Illinois corporation,
Its: Manager

By: 
Name: Richard Zisook
Title: President

State of Illinois)
)ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, Richard Zisook, in the capacity noted above, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed, sealed and delivered the said instrument as his free and voluntary act, in the capacity noted above, for the uses and purpose therein set forth.

Given under my hand and official seal, this 25 day of July 2017.


Notary Public

This Instrument was prepared by:
Lara Kirts, Esq.
Brown, Udell & Pomerantz & Delrahim, Ltd.
225 W. Illinois Street, Suite 300
Chicago, IL 60654



After recording mail to:

Send subsequent tax bills to:

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LEGAL DESCRIPTION

Parcel 1: Unit 611 together with its undivided percentage interest in the common elements in Webster Square Residences Condominium, as delineated and defined in the Declaration recorded as document number 1636539020, in the Northwest $\frac{1}{4}$ of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Exclusive right to the use of P-3, 4, S-SL69, limited common elements, to Unit 611, and limited common elements as delineated on the Declaration of Condominium and Plat of Survey recorded December 31, 2016 as document number 1636539020.

Parcel 3: Temporary and perpetual non-exclusive (A) General Construction Easement (B) Structural Support Easements (C) Utility and Facility Easements and (D) Additional Easements for (I) Permanent Encroachments, (II) Incidental Encroachments, (III) Ingress and Egress to permit maintenance, and (IV) Ingress and Egress over, across and through the garage areas appurtenant to and for the benefit of Parcel 1 as described and defined in the Declaration of Easements for Webster Square (SubArea 2) dated March 19, 2013 and recorded March 20, 2013 as document number 1307916122 and re-recorded May 6, 2015 as document number 1512616076

Property Index Number: 14-33-112-041-0000

(PIN affects the underlying land and other property)