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SPECIAL WARRANTY DEED

Doc#: 1723049124 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/18/2017 09:43 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 20170801606516
ST/CO Stamp 0-302-535-616 ST Tax \$479.00 CO Tax \$239.50
City Stamp 0-034-100-160 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 GRANTEES, **SI MIAO** and **XIANG LI**, 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 Number: 16-01-221-041-0000 and 16-01-221-042-0000 (underlying)

Address of Real Estate: 1310 N. Western Ave., Unit 2S, 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, 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.

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT 2S 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, STORAGE SPACE S-3 AND ROOF RIGHTS R-2S, 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 2S, Chicago, Illinois 60622

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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 1712945006;
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.