

UNOFFICIAL COPY

478543

SPECIAL WARRANTY DEED

Mail to:

Gordon F. Gault, PC
55 West Monroe St, Ste 2650
Chicago, IL 60603-5034



Doc# 1730739129 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/03/2017 02:23 PM PG: 1 OF 3

Send subsequent tax bills to:

Anthony Mondon
1836 S. Carpenter #1
Chicago, IL 60608

This Agreement, made this 2ND day of November, 2017 between, **1836 S. CARPENTER, LLC** an Illinois limited liability company with its principal place of business at 5339 W. Belmont Ave Chicago, IL 60641, party of the first part, and **Highbridge Project 1D LLC**, an Illinois limited liability company, of the City of Chicago, State of Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars (\$10.00) DOLLARS and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does GRANT AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of COOK, and State of Illinois known and described as follows to wit:

SEE ATTACHED EXHIBIT A
FOR LEGAL DESCRIPTION, P.I.N., AND PROPERTY ADDRESS

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 party of the first part, either in law or equity, of in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs 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 charge, 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: (1) general real estate taxes not due and payable at the time of Closing; (2) special taxes and assessments for improvements not yet completed; (3) applicable zoning and building laws and building line restrictions, and ordinances; (4) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (5) streets and highways, if any; (6) party wall rights and agreements, if any; (7) encroachments (provided such do not materially adversely affect the intended use of the Unit); (8) covenants, conditions, restrictions, easements, permits and agreements or record, including the Condominium Declaration governing the subject property, as amended from time to time; (9) the Condominium Property Act of Illinois (the "Act"); (10) liens and other matters of title over which the Title Insurer is willing to insure

HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60630

COOK COUNTY RECORDER OF DEEDS
SEARCHED
SERIALIZED
INDEXED

UNOFFICIAL COPY

without cost to Purchaser; and (11) installments due after closing for assessments levied pursuant to the Condominium Declaration governing the subject property.



IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents.

Dated this 2nd day of November, 2017

1836 S. CARPENTER, LLC



By: **ROBERT OLIVER**
Its: **Authorized Member/Manager**

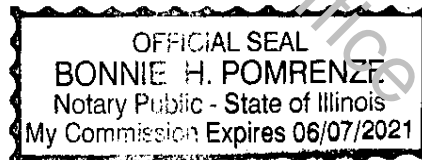
| REAL ESTATE TRANSFER TAX | | 03-Nov-2017 | |
|---|---|--------------------------------|--------|
|  |  | COUNTY: | 215.00 |
| | | ILLINOIS: | 430.00 |
| | | TOTAL: | 645.00 |
| 17-20-409-026-0000 | | 20171001645976 2-114-883-616 | |

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

The undersigned, a Notary Public in and for said County, in the aforesaid, do hereby certify that **Robert Oliver, as authorized member/manager of 1836 S. Carpenter, LLC**, an Illinois limited liability company, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 an official seal this 2nd day of November, 2017

Bonnie H. Pomrenze
NOTARY PUBLIC



This instrument was prepared by:

Beaulieu Law Offices, P.C.
5339 W. Belmont Avenue
Chicago, Illinois 60641

| REAL ESTATE TRANSFER TAX | | 03-Nov-2017 | |
|---|-----------------|--------------------------------|--|
|  | CHICAGO: | 3,225.00 | |
| | CTA: | 1,290.00 | |
| | TOTAL: | 4,515.00 * | |
| 17-20-409-026-0000 | | 20171001645976 1-231-089-600 | |

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

UNOFFICIAL COPY

Exhibit A

H78543

PARCEL 1:

UNIT 1 IN THE 1836 S. CARPENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 IN SUB BLOCK B OF BLOCK 8 IN WALSH AND MCMULLEN'S SUBDIVISION OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT 1715334103, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS SET FORTH IN THE AFORESAID DECLARATION OF CONDOMINIUM

P.I.N. 17-20-409-026-0000 (UNDERLYING PIN)

C/K/A 1836 S CARPENTER STREET, UNIT 1, CHICAGO, ILLINOIS 60608

Property of Cook County Clerk's Office