

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



1731129020

Doc# 1731129020 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/07/2017 10:04 AM PG: 1 OF 3

2501 Homer LLC, an Illinois limited liability company of 4104 N. Harlem Ave., Norridge, Illinois 60706 ("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: **Heather Emling** of Chicago, Illinois ("Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED
HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s):
13-36-407-038-0000 and 13-36-407-039-0000 (affects
underlying land and other property)

17000030319 (1)

(above space for recorder only)

Address of Real Estate: 1906- A N. Campbell, Unit 35, Chicago, IL 60647

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 HOMEOWNER ASSOCIATION, 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 Enclave Townhome Homeowner Association.

SUBJECT TO: (a) general real estate taxes not yet due and payable; (b) special taxes or assessments not yet due and payable and unconfirmed special assessments; (c) any and all of record: easements, covenants, restrictions, ordinances, agreements, conditions and building lines; (d) terms, provisions and conditions of the Declaration, including all amendments and exhibits thereto and documents referenced therein; (e) applicable zoning and building laws and ordinances, including without limitation, any special service area ordinance or planned development ordinance; (f) rights of way and easements of ingress and egress, and covenants, conditions and restrictions relating to sewers, water mains, public and quasi-public utilities, if any, and for the installation and maintenance thereof, including without limitation, the right of Commonwealth Edison Company to maintain underground facilities; (g) Purchaser's mortgage, if any; (h) plats of dedication and plats of subdivision and covenants thereon, if any; (i) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (j) liens and other matters of title over which the Title Company is willing to insure without cost to Purchaser; (k) encroachments, if any; (l) installments due after the Closing for assessments established under the Declaration; and (m) public and governmental access rights over certain portions of the Parcel and Premises, as applicable, falling within, taken or used for a public alley.

[SIGNATURE PAGE FOLLOWS]

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Special Warranty Deed

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on November 2, 2017.

2501 Homer LLC, an Illinois limited liability company

By: [Signature]
Name: Vincent G. Forgione
Its: Officer and Vice 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, Vincent G. Forgione, 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 2nd day of November, 2017.

[Signature]
Notary Public

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



After recording mail to:
HEATHER EMLING
1906-A N. CAMPBELL AVE.
CHICAGO, IL 60647

Send subsequent tax bills to:
HEATHER EMLING
1906-A N. CAMPBELL AVE.
CHICAGO, IL 60647

REAL ESTATE TRANSFER TAX	03-Nov-2017
CHICAGO:	5,325.00
CTA:	2,130.00
TOTAL:	7,455.00 *

13-36-407-038-0000 | 20171101648202 | 0-986-992-672

REAL ESTATE TRANSFER TAX	07-Nov-2017
COUNTY:	355.00
ILLINOIS:	710.00
TOTAL:	1,065.00

13-36-407-038-0000 | 20171101648202 | 0-118-743-072

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

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LEGAL DESCRIPTION

Parcel 1:

THE EAST 18.00 FEET AND THE SOUTH 5.50 FEET OF THE NORTH 34.60 FEET OF THE WEST 4.33 FEET OF THE EAST 22.33 FEET OF THAT PART OF THE NORTH 54.83 FEET OF LOTS 42 TO 50, TAKEN TOGETHER AS A TRACT, IN BLOCK 2 IN B. F. JACOBS SUBDIVISION OF BLOCK 2 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A STRAIGHT LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT FROM A POINT ON SAID NORTH LINE, 86.23 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR THE ENCLAVE TOWNHOMES HOMEOWNERS DATED JUNE 30, 2017 AND RECORDED JULY 3, 2017 A DOCUMENT 1718419026

Permanent Real Estate Index Number(s):

13-36-407-038-0000 and 13-36-407-039-0000 (affects underlying land and other property)

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