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Doc#: 1733446164 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/30/2017 01:35 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Adam Falkot, Esq.
Quarles & Brady LLP
300 North LaSalle Street
Suite 4000
Chicago, Illinois 60654

AFTER RECORDING, THIS INSTRUMENT SHOULD BE RETURNED TO:

Kimberly Palmisano, Esq.
Law Offices of Palmisano & Moltz
19 South LaSalle Street
Suite 900
Chicago, Illinois 60603

MAIL TAX BILLS TO:

Jeannette Peruchini and Charles Peruchini
632 W. Wellington
Unit 4W
Chicago, Illinois 60657

Dec ID 20171101648793
ST/CO Stamp 2-045-925-312 ST Tax \$850.00 CO Tax \$425.00
City Stamp 1-461-788-704 City Tax: \$8,925.00

The above space for recorder's use only

THIS SPECIAL WARRANTY DEED (this "Deed"), made as of the 30th day of November, 2017, among **ROBERT MOSHER**, an individual, having an address of 676 North Kingsbury, Unit 504, Chicago, Illinois 60654 ("Grantor"), and **JEANNETTE PERUCHINI**, an individual, and **CHARLES PERUCHINI**, an individual (collectively, "Grantee"), having an address of 632 W. Wellington, Unit 4W, Chicago, Illinois 60657.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY in fee simple unto Grantee, as husband and wife, not as joint tenants or as tenants in common, but as tenants by the entirety, 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 Exhibit A attached hereto and made a part hereof.

Together with all of Grantor's right, title and interest in and to the improvements, hereditaments, easements and appurtenances thereunto belonging (collectively, the "Property"). TO HAVE AND TO HOLD the Property, unto Grantee, subject to: (1) general real estate taxes not due and payable; (2) the condominium declaration recorded against the Property, including all amendments and exhibits thereto, and any bylaws; (3) applicable zoning and building laws, building and building line restrictions, and ordinances; (4) acts done or suffered by Grantee or

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anyone claiming by, through or under Grantee; (5) the Illinois Condominium Property Act; (6) encroachments onto the Property, if any; (7) public and utility easements, if any, whether recorded or unrecorded; (8) covenants, conditions, restrictions, easements, permits and agreements of record; and (9) liens and other matters of title over which are insured over by Grantee's policy of title insurance.

And Grantor hereby binds itself to WARRANT AND DEFEND the title against all of the acts of Grantor and no other, subject to the matters set forth above.

And Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

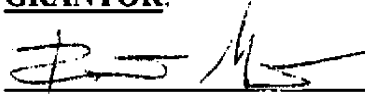
THIS IS NOT HOMESTEAD PROPERTY.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

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IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal as of the day and year first written above.

GRANTOR:



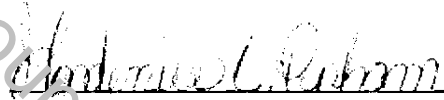
ROBERT MOSHER, individually

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT MOSHER, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of November, 2017.





Notary Public

Commission expires 7/11/20

[SIGNATURE PAGE TO WARRANTY DEED]

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

UNIT 4W IN THE 630-632 WEST WELLINGTON CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING

DESCRIBED REAL ESTATE:

PARCEL 1:

THE EAST 60.00 FEET OF THE WEST 110 FEET OF LOTS 7, 8 AND 9 IN BLOCK 5 IN KNOCKE AND GARDNER'S SUBDIVISION OF 20 ACRES NORTH OF ADJOINING THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT SO MUCH OF SAID LOT 7 AS IS USED, TAKEN OR OCCUPIED FOR WELLINGTON AVENUE) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ON AND OVER THE SOUTH 16 FEET OF LOT 10 (EXCEPT THE WEST 25 FEET THEREOF) IN BLOCK 5 IN KNOCKE AND GARDNER'S SUBDIVISION OF THE 20 ACRES NORTH OF AND ADJOINING THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 19, 2008 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0814022078, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COOK COUNTY, ILLINOIS.

ALSO, THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE NUMBERS G10 AND G11, STORAGE SPACE NUMBER S8, AND GARAGE ROOFTOP DECK, LIMITED COMMON ELEMENTS "(LCE)", AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 4W AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF; ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

P.I.N.: 14-28-107-098-1004

Street Address: 632 W. Wellington, Unit 4W, Chicago, Illinois 60647