

**UNOFFICIAL COPY****SPECIAL WARRANTY  
DEED**

Doc#: 1734508047 Fee: \$54.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 12/11/2017 11:05 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 20171201664226  
 ST/CO Stamp 0-991-786-944 ST Tax \$930.00 CO Tax \$465.00  
 City Stamp 1-468-413-984 City Tax: \$9,765.00

THE GRANTOR, **819 N ASHLAND LLC**, a limited liability company 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 members pursuant to the operating agreement of said limited liability company, REMISES, RELEASES, ALIENS AND CONVEYS unto THE GRANTEE, **CODY SCOT MOON** and **ANNE I. MOON**,\* 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: \*husband and wife as Tenants by the Entirety

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Index Number: 17-05-325-003-0000 and 17-05-325-056-0000 (underlying)

Address of Real Estate: 1555 W. Fry St., Unit PH3, Chicago, Illinois 60642

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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This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.



Dated this 4<sup>th</sup> day of December, 2017.

819 N ASHLAND LLC

**REAL ESTATE TRANSFER TAX**

11-Dec-2017


By   
Authorized Member

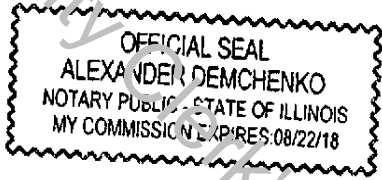
		COUNTY:	465.00
		ILLINOIS:	930.00
		TOTAL:	1,395.00
17-05-325-003-0000		20171201664226   0-991-786-944	


STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mikhail Skoulsky, being the Authorized Member of 819 N Ashland LLC, an Illinois limited liability company ("Company"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member, he signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to the authority given by the operating agreement of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and seal, this 4<sup>th</sup> day of December, 2017.

  
Notary Public



<b>REAL ESTATE TRANSFER TAX</b>	11-Dec-2017
	CHICAGO: 6,975.00
	CTA: 2,790.00
	TOTAL: 9,765.00 *

17-05-325-003-0000 | 20171201664226 | 1-468-413-984

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

**AFTER RECORDING, MAIL TO:**

Cody & Anne Moon  
1555 W. Fry St. PH3  
Chicago, IL 60642

**SEND SUBSEQUENT TAX BILLS TO:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:

UNIT PH3 IN 1555 W. FRY CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 29 (EXCEPT THAT PART OF SAID LOT 29 LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 5, HEREINAFTER MENTIONED) IN JOHN KUHL'S SUBDIVISION IN THE SOUTHWEST CORNER OF BLOCK 29 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

ALSO

LOT 1 IN THE COMMISSIONER'S PARTITION OF LOTS 27 AND 28 WITH LOTS 5, 6, 7 AND 8 (EXCEPT THE WEST 1 FOOT OF SAID LOT 8) OF KUHL'S SUBDIVISION OF LOT 33 IN THE SUBDIVISION OF 1 ACRE IN THE SOUTHWEST CORNER OF OUT LOT OF BLOCK 29 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID LOT 1 LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 5 AFORESAID CONVEYED TO THE CITY OF CHICAGO FOR WIDENING OF NORTH ASHLAND AVENUE) IN COOK COUNTY, ILLINOIS.

ALSO

LOT 2 (EXCEPT THAT PART THEREOF LYING WEST OF A LINE 50 FEET EAST AND PARALLEL TO THE WEST LINE OF SECTION 5) IN COMMISSIONER'S PARTITION OF LOTS 27, 28, 5, 6, 7 AND 8 OF KUHL'S SUBDIVISION OF LOT 33 IN THE SUBDIVISION OF 1 ACRE IN THE SOUTHWEST CORNER OF OUT LOT 29 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1727934017, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4 AND ROOF RIGHTS R-PH3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1727934017.

Property Index Number: 17-05-325-003-0000 and 17-05-325-056-0000 (underlying)

Commonly Known As: 1555 W. Fry St., Unit PH3, Chicago, Illinois 60642

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## EXHIBIT "B" PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable at the time of Closing;
2. Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable;
3. The Illinois Condominium Property Act and the Municipal Code of Chicago;
4. Applicable zoning and building laws and ordinances;
5. The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws of 1555 W. Fry Condominiums dated December 4, 2017 and recorded with the Recorder of Deeds of Cook County on December 6, 2017 as Document 1727934017, including the plat and all other amendments and exhibits thereto;
6. Roads and highways, if any;
7. Utility easements;
8. Agreements, conditions, covenants, building set-back lines and restrictions of record, which do not impair Purchaser's use of the real estate as a condominium residence and which do not provide for forfeiture or reversion in the event of a breach;
9. Encroachments which do not materially affect the use of the real estate as a residential condominium and which are insured by the title company for the owner's and lender's title insurance policies at no cost to Purchaser;
10. Terms and conditions of the ordinance establishing Special Service Area No. 29-2014, recorded with the Recorder of Deeds of Cook County on December 30, 2014, as Document No. 1436433015;
11. Declaration of Restrictive Covenant dated May 11, 2017 and recorded with the Recorder of Deeds of Cook County on December 6, 2017 as Document 1727934016;
12. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; and
13. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.