

UNOFFICIAL COPY

Doc#: 1735615073 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/22/2017 11:20 AM Pg: 1 of 5

Dec ID 20171201665315
ST/CO Stamp 1-944-819-744 ST Tax \$439.50 CO Tax \$219.75
City Stamp 1-026-253-856 City Tax: \$4,614.75

*THIS INSTRUMENT PREPARED
BY:*

*Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431*

C. T. J. /CY

12/19/2017

1003

04/11/07

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 19th day of December 2017, between Lexington Shore LLC, an Illinois 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 ("Grantor"), and Kenneth Bryan Bader and Kara Rae Bader ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, [as Tenants by the Entirety] and to Grantee's heirs and assigns 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.

Together with all and singular the hereditaments and appurtenances thereto 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 Grantor, 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 Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration for Lexington Shore ("Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

UNOFFICIAL COPY


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



And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's 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 charged, except as herein recited; and that it **WILL WARRANT AND DEFEND** the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (i) General real estate taxes not yet due and payable, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights which do not interfere with the use of the Unit;
- (iv) terms, provisions and conditions of the Declaration;
- (v) applicable zoning and building laws and ordinances;
- (vi) roads and highways;
- (vii) unrecorded public utility easements, if any;
- (viii) Grantee's mortgage;
- (ix) plats of dedication and covenants thereon;
- (x) acts done or suffered by or judgments against Grantee or anyone claiming under Grantee; and
- (xi) liens and other matters of title over which the title company, is willing to insure without cost to Grantee.

Permanent Real Estate Index Number(s): 20-02-405-050-0000

Address(es) of real estate: 4639 S. Lake Park Avenue Unit D, Chicago, Illinois 60653

REAL ESTATE TRANSFER TAX		20-Dec-2017
	CHICAGO:	3,296.25
	CTA:	1,318.50
	TOTAL:	4,614.75 *
20-02-405-050-0000 20171201665315 1-026-253-856		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		20-Dec-2017
	COUNTY:	219.75
	ILLINOIS:	439.50
	TOTAL:	659.25
20-02-405-050-0000 20171201665315 1-944-819-744		

UNOFFICIAL COPY

EXHIBIT A

Order No.: 17019631SK

For APN/Parcel ID(s): 20-02-405-050-0000

4639 S. LAKE PARK AVE. UNIT D

THAT PART OF LOTS 3 AND 4 AND THE NORTHERLY 20 FEET OF LOT 5 IN SHERMAN'S RESUBDIVISION OF LOTS 5 AND 6 IN LYMAN'S SUBDIVISION OF THAT PART WEST OF THE ILLINOIS CENTRAL RAILROAD OF THE SOUTHEAST FRACTIONAL 1/4 SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS;

COMMENCING AT THE WESTERNMOST CORNER OF SAID LOT 3; THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS EAST, ON THE NORTHWESTERLY LINE OF SAID LOT 3, A DISTANCE 53.94 FEET; THENCE SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, 62.45 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF AN EXISTING COMMON WALL AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, 18.92 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF EXISTING COMMON WALL; THENCE SOUTH 62 DEGREES 44 MINUTES 57 SECONDS WEST, ON SAID EASTERLY EXTENSION AND ON SAID CENTER LINE AND ON THE WESTERLY EXTENSION THEREOF, 45.00 FEET; THENCE NORTH 27 DEGREES 15 MINUTES 57 SECONDS WEST, 18.86 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF EXISTING COMMON WALL; THENCE NORTH 62 DEGREES 40 MINUTES 51 SECONDS EAST, ON SAID WESTERLY EXTENSION AND ON SAID CENTER LINE AND ON THE EASTERLY EXTENSION THEREOF, 45.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TO BE KNOWN AS:

THAT PART OF LOT 1 IN LEXINGTON SHORE RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3 AND 4 AND THE NORTHERLY 20 FEET OF LOT 5 IN SHERMAN'S SUBDIVISION, ANTE FIRE, BEING A RESUBDIVISION OF LOTS 5 AND 6 IN LYMAN'S SUBDIVISION, ANTE FIRE, OF THAT PART WEST OF THE ILLINOIS CENTRAL RAILROAD OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS EAST, ON THE NORTH LINE OF SAID LOT, 45.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, ON THE EAST LINE OF SAID LOT, 62.45 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF AN EXISTING COMMON WALL AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, ON SAID EAST LINE, 18.92 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF EXISTING COMMON WALL; THENCE SOUTH 62 DEGREES 44 MINUTES 57 SECONDS WEST, ON SAID EASTERLY EXTENSION AND ON SAID CENTER LINE AND ON THE WESTERLY EXTENSION THEREOF, 45.00

UNOFFICIAL COPY

EXHIBIT A

(continued)

FEET TO THE WEST LINE OF SAID LOT; THENCE NORTH 27 DEGREES 15 MINUTES 57 SECONDS WEST, ON SAID WEST LINE, 18.86 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF EXISTING COMMON WALL; THENCE NORTH 62 DEGREES 40 MINUTES 51 SECONDS EAST, ON SAID WESTERLY EXTENSION AND ON SAID CENTER LINE AND ON THE EASTERLY EXTENSION THEREOF, 45.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office