

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

### Return To:

Khaled J. Elkhatib  
Elkhatib Law, LLC  
70 W. Madison, 14th Floor  
Chicago, IL 60602

### Prepared by:

Demetre G. Lambropoulos  
McCarthy Duffy LLP  
180 North LaSalle Street, Suite 2300  
Chicago, Illinois 60601-2703

### Send Subsequent Tax Bills To:

RUSH DARWISH  
1610 S. HALSTED, UNIT C-1  
CHICAGO, IL 60608



Doc# 1800419047 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/04/2018 01:40 PM PG: 1 OF 6

Above Space for Recorder's Use Only

**1600 S. HALSTED COMMERCIAL LLC**, an Illinois limited liability company ("Grantor"), with offices at 2300 West Diversey Avenue, Chicago, Illinois 60647, Cook County, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, and pursuant to the authority of the undersigned, does **CONVEY, GRANT, BARGAIN AND SELL** unto **AMIR DARWISH** and **RASHAD DARWISH** (collectively, "Grantee"), with an address of 1610 South Halsted Street, Chicago, Illinois 60608, Cook County, not in tenancy in common, but in **JOINT TENANCY**, an undivided fee simple interest in, the following described real estate situated in the County of Cook in the State of Illinois, to wit (the "Real Estate"):

See Exhibit A attached hereto and made a part hereof for legal description,

Subject to those exceptions set forth on Exhibit B attached hereto and made a part hereof.

PIN: 17-20-406-046-1030

**Common address:** 1610 S Halsted St, Unit C-1, Chicago, Illinois 60608

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 Grantor,

**FIRST AMERICAN TITLE**

**FILE #** 2900557

2012

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[Handwritten signature]


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either in law or equity, of, in and to the Real Estate, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Real Estate, with the appurtenances, unto Grantee, its successors and assigns, forever.

And Grantor, for itself, and its successors, does covenant, promise, and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Real Estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that the Real Estate, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: see Exhibit B attached hereto and made a part hereof.

Dated as of the 4<sup>th</sup> day of January, 2018.

(Signature page follows)

REAL ESTATE TRANSFER TAX		04-Jan-2018
	CHICAGO:	1,987.50
	CTA:	795.00
	TOTAL:	2,782.50 *
17-20-406-046-1030   20180101677929   0-285-680-672		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		04-Jan-2018
	COUNTY:	132.50
	ILLINOIS:	265.00
	TOTAL:	397.50
17-20-406-046-1030   20180101677929   0-786-617-376		



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## EXHIBIT A

### LEGAL DESCRIPTION

Unit C-1 in the University Crossing Lofts Condominium, as delineated on the plat of survey of the following described parcel of real estate: Lots 21, 22, 23, 24, and 25 in Kaylor's Subdivision of the East 2 chains of the North 10 chains of the Southeast Quarter of Section 20, Township 39 North, Range 14, East of the Third Principal Meridian, which plat of survey is attached as Exhibit "A" to the declaration of condominium ownership recorded as document 0625517077, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

**PIN:** 17-20-406-046-1030

**Common address:** 1610 S Halsted St, Unit C-1, Chicago, Illinois 60608

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## EXHIBIT B

### EXCEPTIONS

1. General taxes and assessments for the year 2017 and subsequent years.
2. Covenants, conditions, and restrictions contained in the Covenant recorded as document 0522845068 and any amendments thereto, relating to, among other things: sewer main.
3. Provisions, conditions, covenants, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded September 12, 2006 as document 0625517077 and all amendments thereto.
4. Provisions, conditions, and limitations as created by the Condominium Property Act.
5. Terms, conditions and provisions of Ordinance No. -- entitled An Ordinance Amending the Ordinance Designating Enterprise Zone 1 recorded April 10, 1987 as document 87191374.
6. Terms, conditions and provisions of Ordinance No. 95101 entitled Chicago Authorizing Establishment of Enterprise Zone recorded April 28, 2016 as document 1611910117.

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## Proof of Delivery

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Dear Customer,

This notice serves as proof of delivery for the shipment listed below.

Tracking Number: 1ZAV69572598684784  
 Reference Number(s): 10857.0002  
 Service: UPS Next Day Air®  
 Weight: .20 lb  
 Shipped/Billed On: 01/03/2018  
 Delivered On: 01/04/2018 9:28 A.M.  
 Delivered To: 1600 S HALSTED ST  
 CHICAGO, IL, US 60608  
 Left At: Front Door

Thank you for giving us this opportunity to serve you.

Sincerely,

UPS

Tracking results provided by UPS 01/04/2018 11:14 A.M. ET

DEMETRE C. LAMPROPOULOS 312-726-6463 MCCARTHY DUFFY LLC 180 NORTH LASALLE STREET CHICAGO IL 60601		0.2 LBS LTR	1 OF 1
<b>SHIP TO:</b> BOARD OF MANAGERS THE UNIVERSITY CROSSING LOFTS CONDO 1600-1612 S HALSTED ST CHICAGO IL 60608-2328			
	IL 606 9-02 		
<b>UPS NEXT DAY AIR</b> TRACKING #: 1Z AV6 957 25 9868 4784		<b>1</b>	
			
BILLING: P/P			
Transaction Ref. No.: 10857.0002			
<small>UPS 19.5.48</small>		<small>WNTNVS0 93.0A 10/2017</small> 	

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