

UNOFFICIAL COPY



18065290350

SPECIAL WARRANTY DEED

Doc# 1806529035 Fee \$42.00

RHSP FEE:59.00 RPRF FEE: 51.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/06/2018 10:18 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: William Brian Ross and Kimberly Karshue Chan Ross, Husband & Wife, tenants by the entirety of Chicago, IL ("Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

18000030761 ①

SEE LEGAL DESCRIPTION ATTACHED
HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s):
13-36-407-012-0000 (affects underlying land and other property)

(above space for recorder only)

Address of Real Estate: 2529 W. Homer, Unit 1, Chicago, Illinois 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]

A

UNOFFICIAL COPY

Special Warranty Deed

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on March 1 2018

2501 Homer LLC, an Illinois limited liability company

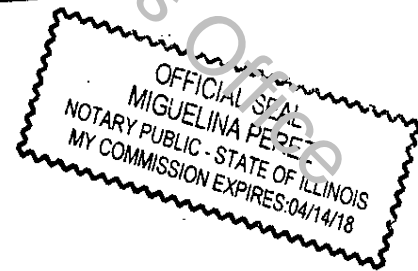
By: [Signature]
Name: Vincent G. Forgione
Its: Officer and Vice President

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 1st day of March 2018
[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:

Send subsequent tax bills to:

REAL ESTATE TRANSFER TAX		02-Mar-2018
	CHICAGO:	5,658.75
	CTA:	2,263.50
	TOTAL:	7,922.25 *

REAL ESTATE TRANSFER TAX		06-Mar-2018
	COUNTY:	377.25
	ILLINOIS:	754.50
	TOTAL:	1,131.75
13-36-407-012-0000 20180201609365		1-291-425-312

13-36-407-012-0000 | 20180201609365 | 0-176-094-240

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

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1: - 2529 W. HOMER STREET, CHICAGO, IL 60647

LEGALLY DESCRIBED AS FOLLOWS:

THE WEST 21.33 FEET OF THAT PART OF THE NORTH 49.30 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND LYING EAST OF A STRAIGHT LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT FROM A POINT ON SAID NORTH LINE BEING 308.13 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT, AND SAID TRACT OF LAND BEING LOTS 1 TO 10 IN BLOCK 2 IN B. F. JACOBS SUBDIVISION OF BLOCK 2 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOTS 1, 2 AND 3 IN PETER'S SUBDIVISION OF LOTS 11 TO 25 INCLUSIVE, IN BLOCK 2 IN B. F. JACOB'S SUBDIVISION, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE 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 ASSOCIATION DATED JUNE 30, 2017 AND RECORDED JULY 3, 2017 AS DOCUMENT NUMBER 1718419926 AND FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR THE ENCLAVE TOWNHOMES HOMEOWNERS ASSOCIATION: ANNEXATION AMENDMENT DATED JANUARY 25, 2018 AND RECORDED FEBRUARY 5, 2018 AS DOCUMENT NUMBER 1803634060.

Permanent Real Estate Index Number(s):

13-36-407-012-0000 (affects underlying land and other property)

Address of Real Estate: 2529 W. Homer, Unit 1, Chicago, Illinois 60647