



# UNOFFICIAL COPY

Doc#: 1806601129 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/07/2018 10:52 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED

**MAIL TO:** AND

Dec ID 20180301609908  
ST/CO Stamp 1-194-202-656 ST Tax \$312.00 CO Tax \$156.00  
City Stamp 0-120-460-832 City Tax: \$3,276.00

~~Shane Mowery  
3653 W Irving Park Rd  
Chicago IL 60618~~

**NAME & ADDRESS OF TAXPAYER:**

Jeffrey De Los Reyes & Marivic De Los Reyes  
5741 W Lawrence Avenue, Unit 1  
Chicago IL 60630

175T01280PK

**THE GRANTOR, 5741 W LAWRENCE AVENUE, LLC, an Illinois 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 AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged by these presents and pursuant to authority given by the Board of Directors of said limited liability company, does REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE:**

**JEFFREY DE LOS REYES, a single man, and MARIVIC DE LOS REYES, his mother, currently unmarried, of 358 Center Street, Glen Ellyn, Illinois 60137**

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

Property Address: 5741 West Lawrence Avenue, Unit 1, Chicago Illinois 60630  
PIN: 13-17-202-007-0000 (Underlying Land)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in otherwise appertaining, the reversion or reversions, remainder or 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 in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above described with the appurtenances unto the Grantee, forever.

EITHER (A) NO TENANT HAD A RIGHT OF FIRST REFUSAL TO PURCHASE THE PROPERTY ON THE DATE ON WHICH THE GRANTOR GAVE THE NOTICE REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT (THE "ACT"); (B) AT THE DATE ON WHICH THE GRANTOR GAVE THE NOTICE REQUIRED BY SECTION 30 OF THE ACT, THE UNIT WAS OCCUPIED AND THE TENANT THEREOF FAILED TO EXERCISE OR WAIVED ITS FIRST RIGHT AND OPTION TO PURCHASE THE UNIT, ALL AS PROVIDED IN THE ACT, OR (C) THE GRANTEE WAS A TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE PROPERTY TO CONDOMINIUM.

Grantor also hereby grants to the Grantees, 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. This deed is further subject only to: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Manager on this 1st day of March, 2018.

5741 W. LAWRENCE AVENUE, LLC  
an Illinois limited liability company

by: ERRIS FIVE, LLC  
an Illinois limited liability company  
its: Manager

by: James Coyle Living Trust dated June 29, 2006

Sheila Coyle, Successor Trustee  
SHEILA COYLE, Successor Trustee

by: Anne Coyle Living Trust dated June 29, 2006

Sheila Coyle, Successor Trustee  
SHEILA COYLE, Successor Trustee

its: Manager

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 SHEILA COYLE, personally known to me to be the Successor Trustee of the James Coyle Living Trust dated June 29, 2006 and the Anne Coyle Living Trust dated June 29, 2006, Managers of Erris Five, LLC, which is the Manager of 5741 W. Lawrence Avenue, LLC, 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 Manager she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Members of said Limited Liability Company, as her free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

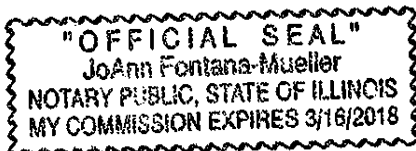
Given under my hand and official seal, this 1st day of MARCH, 2018.

Commission Expires: 3/16/2018

JoAnn Fontana-Mueller  
NOTARY PUBLIC

NAME AND ADDRESS OF PREPARER:

John Mantas, Esquire  
SKOUBIS & MANTAS, LLC  
1300 West Higgins Road, Suite 209  
Park Ridge, Illinois 60068



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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

UNIT 1 IN THE 5741 W. LAWRENCE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOT 17 AND THE WEST 1/2 OF LOT 16 IN BLOCK 2 IN L.E. CRANDALL'S LAWRENCE AVENUE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1711429063, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF UNIT P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1711429063.

c/k/a: 5741 West Lawrence Avenue, Unit 1, Chicago, Illinois 60630

PIN: 13-17-202-007-0000 (Underlying Land)