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Doc#: 1807846041 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/19/2018 09:31 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

180161901528

Dec ID 20180301610248
ST/CO Stamp 0-862-015-008 ST Tax \$524.00 CO Tax \$262.00
City Stamp 1-739-283-488 City Tax: \$5,502.00

1/2
The GRANTOR, WESTERN DEVELOPERS INC., an Illinois corporation, a corporation 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 & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

MARK EIDELMAN, of 1156 Ash St., Winnetka, IL 60093

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

Parcel 1: Unit 3 in the 2352 West Potomac Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate: Lot 26 in Watson's Subdivision of Block 12 in Watson, Tower and Davis' Subdivision of the West 1/2 of the Northwest 1/4 of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian (except therefrom that part thereof lying West of a line 50 feet East of and parallel with the West line of said Section 6) in Cook County, Illinois, which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded February 28, 2018, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 1805913031, as amended from time to time, together with its undivided percentage ownership interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space P-2 and Roof Top Rights R-3, limited common elements ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 3, as set forth in the Declaration of Condominium; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

SUBJECT TO: General real estate taxes for 2018 and subsequent years.

Permanent Real Estate Index Number(s): 17-06-114-023-0000 (affects underlying land)

Address(es) of Real Estate: 2352 W. Potomac Ave., Unit 3
Chicago, IL 60622

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.

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.

There were no tenants as this is new construction.

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste. 2400
Chicago, IL 60606-4650
Recording Department

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice-President and attested by its President/Secretary, this 2nd day of March, 2018.

Western Developers Inc., an Illinois corporation

By: *R. Ustyanih*
Ruslan Ustyanih, Vice-President

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 RUSLAN USTYANICH, personally known to me to be the Vice-President of Western Developers Inc., an Illinois corporation, 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 Vice-President, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 2nd day of March, 2018.

Commission expires: 2/24/20

Petro M Czerniak
Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622



Mail to:

Todd J. Stephens, Esq.
833 Elm St., Suites 205 & 207
Winnetka, IL 60093

Send subsequent tax bills to:

Mark Eidelman
1156 Ash St.
Winnetka, IL 60093

Notary Public of Cook County Clerk's Office

ALBANY
1156 ASH ST
WINNETKA, IL 60093
RECEIVED