

# UNOFFICIAL COPY

GIT 40033005  
EG 1/2

## SPECIAL WARRANTY DEED

Doc#: 1809247371 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/02/2018 11:23 AM Pg: 1 of 3

Dec ID 20180301612370  
ST/CO Stamp 2-073-408-544 ST Tax \$330.00 CO Tax \$165.00  
City Stamp 0-462-795-808 City Tax: \$3,465.00

**THIS INDENTURE**, made this  
5<sup>th</sup> day of March, 2018,  
between FRANCONIA REAL  
ESTATE SERVICES, INC., a  
Virginia corporation and  
duly authorized to transact  
business in the State of  
Illinois, Grantor, and  
**KATHRYN M. AHASAY and  
DANIEL R. AHASAY**

1301 Fletcher St., #231  
Chicago, IL 60657

married to each other, not as Joint Tenants nor as Tenants in Common but as  
TENANTS BY THE ENTIRETY, Grantee. The Grantor for and in consideration of  
the sum of TEN AND NO/100 DOLLARS, in hand paid by the grantee, the receipt  
whereof is hereby acknowledged, and pursuant to authority of the Board of  
Directors of said company, by these presents does CONVEY AND WARRANT unto  
the grantee, FOREVER, all the following described real estate, situated in  
the County of Cook and State of Illinois known and described as follows, to  
wit:

PARCEL 1: UNIT 2N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON  
ELEMENTS IN 1447-49 N. CAMPBELL ST. CONDOMINIUM AS DELINEATED AND DEFINED IN THE  
DECLARATION RECORDED AS DOCUMENT NO. 0316345093, AS AMENDED, IN THE NORTHEAST 1/4  
OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-2N, A  
LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF  
CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: 2017 and subsequent years real estate taxes.  
Covenants, conditions and restrictions of record.

**P.I.N.: 16-01-214-056-1003**

**Commonly known as: 1449 North Campbell Avenue, Unit 2N, Chicago, Illinois 60622**


This conveyance is made subject to all legal highways, all exceptions,  
reservations, easements, rights of way, restrictions and conditions  
contained in prior instruments of record in the chain of title of the  
property conveyed hereby, all zoning laws, ordinances, or regulations, and  
all easements and servitudes which are visible or appurtenant to said land.

Grantor does hereby covenant with Grantee to warrant and defend title to  
the property described above against the lawful claims and demands of all  
persons claiming by, through or under Grantor; however, Grantor's liability  
or obligation pursuant to this warranty for any one claim or demand or all  
claims and demands in the aggregate, shall in no event exceed the amount of  
consideration paid by Grantee as stated herein.



Grantor makes no representation as to the property conveyed hereby, or its  
condition, its merchantability or its suitability for any particular use or

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		21-Mar-2018
	CHICAGO:	2,475.00
	CTA:	990.00
	TOTAL:	3,465.00 *

16-01-214-056-1003 | 20180301612370 | 0-462-795-808  
 Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		21-Mar-2018
 	COUNTY:	165.00
	ILLINOIS:	330.00
	TOTAL:	495.00

16-01-214-056-1003 | 20180301612370 | 2-073-408-544

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purpose and grantee, by its acceptance of this deed, hereby acknowledges that it has been given the opportunity to inspect the property conveyed hereby, including subsurface conditions, and accepts the same "as-is". Grantee shall not make any claim against grantor for diminution of the value of the property, remediation of any contamination on the property, loss of use of the property or other latent or patent defect on the property.

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 Special Assistant Vice President, and attested by its Special Assistant Corporate Secretary this 5th day of March, 2018.

FRANCONIA REAL ESTATE SERVICES, INC..

BY: Maura E. Bartlett  
Its: Special Assistant Vice President

Attest: Kathleen Shea  
Its: Special Assistant Corporate Secretary

STATE OF Massachusetts  
COUNTY OF Hymenath

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Maura E. Bartlett, personally known to me to be the Special Assistant Vice President of FRANCONIA REAL ESTATE SERVICES, INC. and KATHLEEN SHEA, Special Assistant Corporate Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their 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 official seal this 5th day of March, 2018.

(notary seal) Joan M. Hughes  
Notary Public

Prepared by: Edwin H. Shapiro, Attorney at Law  
1111 Plaza Drive, Suite 570, Schaumburg, Illinois 60173  
Mail to: Rafal Dobeck, Attorney at Law  
1 N. Franklin, 19th Floor, Chicago, IL 60606  
Send tax bills to: Kathryn Ahasay  
1449 N. Campbell Ave., #2N  
Chicago, IL 60622

