

UNOFFICIAL COPY



1815841138D

Doc# 1815841138 Fee \$46.00

THIS DOCUMENT WAS PREPARED BY:

Brown, Udell, Pomerantz & Delrahim, Ltd.
Michael J. Delrahim, Esq.
225 W. Illinois Street, Suite 300
Chicago, Illinois 60654

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/07/2018 11:59 AM PG: 1 OF 5

**AFTER RECORDING RETURN TO AND
MAIL SUBSEQUENT TAX BILLS TO:**

Strategic Wells, LLC

~~e/o Strategic Properties of North America
1200 River Avenue, Building 4
Lakewood, New Jersey 08701~~

[This space reserved for recording data.]

175A9641125 LP

SPECIAL WARRANTY DEED

THE GRANTOR(S), Lucas M. Drzewiecki, single man (marital status) of 420 N. Noble Street, Unit 2, Chicago, IL 60642 for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS TO GRANTEE, STRATEGIC WELLS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of 1200 River Avenue, Building 4, Lakewood, New Jersey 08701, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A
AND MADE A PART HEREOF**

TO HAVE AND TO HOLD the Real Estate, subject ONLY to the matters set forth on EXHIBIT B attached hereto and made a part hereof (the "Permitted Exceptions"), unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Real Estate and will defend the title to the Real Estate against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

R

UNOFFICIAL COPY

In Witness Whereof, the Grantor(s) have caused their names to be signed to these presents this 27th day of MARCH, 20 18.

[Signature]
Lucas M. Drzewiecki

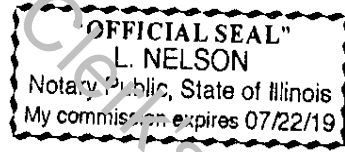
STATE OF IL
COUNTY OF Pepper SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **Lucas M. Drzewiecki**, in the capacity noted above, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered such instrument as his/her/their free and voluntary acts, in the capacity noted above, for the uses and purposes therein set forth.

Given under my hand and official seal this 27 of mar, 20 18

[Signature]
Notary Public

My commission expires: 7-22-19



Pepper County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A TO DEED

LEGAL DESCRIPTION

PARCEL 1:

UNIT 723, IN THE KENNELLY SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND ALSO CERTAIN LOTS IN EDSON'S SUBDIVISION OF LOT 11 IN NORTH ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;



WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25156051, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.


PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS DESCRIBED IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED AS DOCUMENT 25156050, IN COOK COUNTY ILLINOIS.

PIN: 14-33-414-044-1102

Commonly known as: Unit 723, 1749 North Wells Street, Chicago, Illinois 60614

REAL ESTATE TRANSFER TAX		01-Jun-2018	
		COUNTY:	106.25
		ILLINOIS:	212.50
		TOTAL:	318.75
14-33-414-044-1102 20180501682530 0-878-009-632			

REAL ESTATE TRANSFER TAX		01-Jun-2018	
		CHICAGO:	1,593.75
		CTA:	637.50
		TOTAL:	2,231.25 *
14-33-414-044-1102 20180501682530 1-414-880-544			

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

UNOFFICIAL COPY

EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

1. General and special taxes and assessments not yet due and payable as of the Closing Date.
2. Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Kennelly Square Condominium, dated September 18, 1979, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois (the "Recorder's Office") on September 20, 1979 as document no. 25156051.
3. Amended and Restated Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Kennelly Square Condominium (the "Amended and Restated Declaration"), dated August 7, 1996, and recorded in the Recorder's Office on August 28, 1996 as document no. 96660706.
4. First Amendment to the Amended and Restated Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Kennelly Square Condominium, dated August 12, 2014, and recorded in the Recorder's Office on August 15, 2014, as document no. 1422734088.
5. Amendments to the Amended and Restated Declaration combining certain Units recorded as documents nos. 1426113005, 1426113007, 0813722055, 1428118016, 1426113006, and 1426113008.
6. Corrective Amendment to the Amended and Restated Declaration of Condominium Ownership for Kennelly Square Condominium Association, dated November 2, 2017, and recorded in the Recorder's Office on November 3, 2017, as document No. 1730713046; and Corrective Amendment to Amended and Restated Declaration of Condominium Ownership for Kennelly Square Condominium Association, dated February 13, 2018, and recorded in the Recorder's Office on February 14, 2018, as document No 1804518047.
7. Declaration of Easements, Conditions and Restrictions dated September 18, 1979, and recorded September 20, 1979, as document no. 25156050, and that certain Declaration of Covenants, Conditions and Restrictions for the Warehouse, dated February 25, 1981 and recorded February 4, 1982, as document no. 26134835, as amended by the certain Declaration of Easements, Restrictions and Covenants recorded October 17, 1984 as document no. 27298335, as amended by those certain documents dated as of January 1, 2009 and recorded as document no. 0909118059; dated as of December 20, 2002 and recorded as document no. 0030103076; and dated as of July 10, 2014.
8. Encroachment of eave over and onto northern property as disclosed by survey No. 971465.
9. Encroachment of brick walk located mainly on the Property over and onto southern property about 0.08 feet as disclosed by survey No. 974165.
10. Urban Renewal Plan known as Lincoln Park Project No. 1, a copy of which was recorded April 12, 1967 as document no. 20107662, and amendment recorded December 6, 1968 as document no. 20696306.

UNOFFICIAL COPY

11. The following matters identified by Emmet Kennedy and company, Survey No. 7402-012 "L/L" and No. 7309-023 dated November 1, 1973:

(b) Encroachment of the 3 story brick building number 1760 located on the land north and adjoining the Property over onto the Property by 0.18 of a foot at its westerly point to 0.16 of a foot at its easterly point;

(c) Encroachment of blower duct located mainly on the Property over onto the land east and adjoining by 0.80 of a foot from the second floor to the roof of the 8 story building on the Property;

(d) Encroachment of a 2 and 8 story brick building number 1750 located mainly on the Property over onto the land north and adjoining by 0.08 of a foot at its westerly point of encroachment to 0.21 of a foot at its easterly point; and

(e) Encroachment of a brick church located on the land east and adjoining the Property over onto the Property by 0.08 of a foot at its northerly point of encroachment to 0.07 of a foot at its southerly point.

Property of Cook County Clerk's Office