

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED Statutory (Illinois)

Doc#: 1815849046 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/07/2018 09:18 AM Pg: 1 of 3

Dec ID 20180501674097  
ST/CO Stamp 1-676-844-320 ST Tax \$555.00 CO Tax \$277.50  
City Stamp 0-830-567-968 City Tax: \$5,827.50

Chicago Title <sup>copy</sup>

1815849046 LP Y2 ✓

**THE GRANTOR, 3620 W Diversey LLC**, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, GRANTS, BARGAINS, SELLS and CONVEYS to Angela C. Potts, of Chicago, Illinois (the "GRANTEE"), the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

*[See Exhibit A attached hereto and made a part hereof]*

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium for the 3620 W. Diversey Condominium Association (the "**Declaration**"); (viii) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (ix) encroachments; and (x) acts of Purchaser. None of the exceptions shall interfere with the use of the Unit as a residence.

**Permanent Real Estate Index Number(s):** 13-26-130-035-0006 (Undivided)

**Address of Real Estate:** 3620 W. Diversey Avenue, Chicago, Illinois 60647

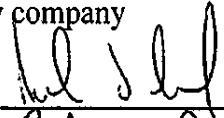
Unit 1A  
JMI

SIGNATURE PAGE TO FOLLOW

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Dated as of the 18th day of  
May 2018

**3620 W Diversey LLC**, an Illinois limited liability company

By:   
Name: Padraic Buckley  
Its: MANAGER

STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF COOK       )

I, the undersigned a Notary Public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Padraic Buckley, Member of **3620 W Diversey LLC**, an Illinois limited liability company, 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 she/he signed, sealed and delivered the said instrument as her/his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 18th day of May, 2018



  
Notary Public

Commission expires: \_\_\_\_\_

**This instrument prepared by: Lawrence Lusk, Esq., 2 North LaSalle Street, Suite 1250, Chicago, Illinois 60602**

Upon Recording, Mail to:  
Angela C. Potts  
3620 W Diversey Ave #1A  
Chicago IL 60647

Send Subsequent Tax Bills to:  
Angela C. Potts  
3620 W Diversey Ave  
Chicago IL 60647

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

UNIT 1A IN THE 3620 W. DIVERSEY CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 20 IN BLOCK 2 IN BLANCHARD'S SUBDIVISION OF LOT 10, IN DAVLIN, KELLY AND CARROLL'S SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 3B TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 20, 2018 AS DOCUMENT 1811019053, AS MAY BE AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT 3B TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 20, 2018 AS DOCUMENT 1811019053, AS MAY BE AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.