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1816306116D

Doc# 1816306116 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/12/2018 02:42 PM PG: 1 OF 4

SPECIAL WARRANTY DEED

CT CT/18NW7132055NS
NSC DW

FOR RECORDER'S USE ONLY

GRANTORS, Robert C. Smith, and Susan Sleeper-Smith, a married couple, as tenants by the entirety, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, paid by Grantee, the receipt of which is acknowledged, **CONVEYS** and **WARRANTS** to the **GRANTEE**, 227 E. WALTON LLC, a Delaware limited liability company, the following described Real Estate situated in the City of Chicago, County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

PIN: 17-03-214-013-1006
Address of Real Estate: 227 E Walton Place, Unit 4E, Chicago, IL 60611

This Deed is executed by Grantors and accepted by Grantee subject to covenants, conditions and restrictions of record which do not adversely affect the use of the Property as a condominium residence; public and utility easements of record which do not underlie the improvements on the Property and which are not violated thereby; and general and special real estate taxes and assessments for the second installment of 2017 and tax years 2018 and subsequent years which are not yet due and payable.

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in anywise belong unto Grantee, its successors and assigns forever; and the Grantors, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantors have owned title to the Property, Grantors have not done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and Grantors will **WARRANT** and **FOREVER DEFEND** the said Property, against all persons lawfully claiming, or to claim the same, or any part thereof by, through, or under Grantors, but not otherwise.

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IN WITNESS WHEREOF, said Grantor(s), as to an undivided 100 percent interest in the Premises have caused their name to be signed to this Warranty Deed to be effective this 11 day of May, 2018.

Robert C. Smith

Robert C. Smith

STATE OF Illinois)
COUNTY OF Cook) SS.

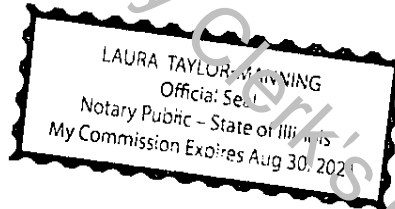
I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Robert C. Smith**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 11 day of May, 2018.

Laura Taylor-Manning
NOTARY PUBLIC
My commission expires: 8/30/21


Prepared By:

MICHAEL E. FORKIN, Esq.
Kovitz Shifrin Nesbit
175 N. Archer
Mundelein, IL 60060



After Recording Mail to:

Steven J. Rothschild
Timm & Garfinkel, LLC
770 N. Lake Cook Rd.
Deerfield, IL 60015



REAL ESTATE TRANSFER TAX		06-Jun-2018
	CHICAGO:	3,275.75
	CTA:	1,297.50
	TOTAL:	4,573.25

17-03-214-013-1006 | 20180501664631 | 1-566-581-536

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

Send Subsequent Tax Bills to:

227 E. Walton LLC
c/o: BRAD Management
12100 Olympic Boulevard, Ste. 350
Los Angeles, CA 90064

REAL ESTATE TRANSFER TAX		06-Jun-2018
	COUNTY:	215.25
	ILLINOIS:	430.50
	TOTAL:	645.75

17-03-214-013-1006 | 20180501664631 | 0-912-592-160

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IN WITNESS WHEREOF, said Grantor(s), as to an undivided 100 percent interest in the Premises have caused their name to be signed to this Warranty Deed to be effective this 11 day of May, 2018.

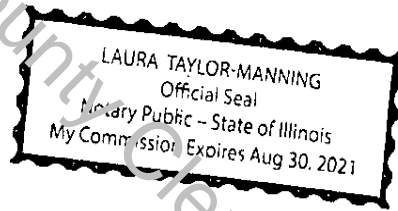
Susan Sleeper-Smith
Susan Sleeper-Smith

STATE OF Illinois)
COUNTY OF Cook) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Susan Sleeper-Smith**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 11 day of May, 2018.

Laura Taylor-Manning
NOTARY PUBLIC
My commission expires: 8/30/21



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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 4E AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOT 43 IN ALLMENDINGER LAKE SHORE DRIVE ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF BLOCK 13 OF CANAL TRUSTEE'S SUBDIVISION OF SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH RANGE 14 EAST OF THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 53268, AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 20878494, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office