

UNOFFICIAL COPY
SPECIAL WARRANTY
DEED

This instrument was prepared by:
Alexander Demchenko, Esq.
Demchenko & Kashuba LLC
120 N. LaSalle St., Suite 2750
Chicago, IL 60602

Doc#: 1817849044 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/27/2018 09:45 AM Pg: 1 of 4

Dec ID 20180601609141
ST/CO Stamp 2-122-769-184 ST Tax \$800.00 CO Tax \$400.00
City Stamp 0-096-707-360 City Tax: \$8,400.00

THE GRANTOR, **MK CONSTRUCTION & BUILDERS, INC.**, 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 (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, REMISES, RELEASES, ALIENATES AND CONVEYS unto THE GRANTEE, **JASON FRIED**, a single man, and **NATALIE HARDING**, a single woman, of the County of Cook, State of Illinois, not as tenants in common but as joint tenants with right of survivorship, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Index Number: 17-05-326-008-0000 (underlying)

Address of Real Estate: 1445 W. Fry St., Unit 3, Chicago, Illinois 60642

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the said real estate, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said real estate, not as tenants in common but as joint tenants with right of survivorship, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to the matters set forth on Exhibit "B" attached hereto and made a part hereof.

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.

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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.

Dated this 22nd day of June, 2018.

MK CONSTRUCTION & BUILDERS, INC.

By: Alexander Demchenko
Authorized Agent

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 Alexander Demchenko, being the duly authorized agent of MK Construction & Builders, 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 authorized agent, he signed and delivered the said instrument and caused the seal of said corporation to be affixed thereto pursuant to the authority given by the operating agreement 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 22nd day of June, 2018.

[Signature]
Notary Public



AFTER RECORDING, MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Jason Fried + Natalie M. Harding
1445 W. Fry St. Unit 3
Chicago, IL 60642

Jason Fried + Natalie M. Harding
1445 W. Fry St. Unit 3
Chicago, IL 60642

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT 3 IN 1445 W. FRY CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 1/2 OF LOT 20 IN HENRY TATGE'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 28 IN THE CANAL TRUSTEE'S SUBDIVISION IN THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO MAP RECORDED IN BOOK 85 OF MAPS, PAGE 76, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1727234041, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 AND ROOF RIGHTS R-3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1727234041.

Property Index Number: 17-05-326-008-0000 (underlying)

Commonly Known As: 1445 W. Fry St., Unit 3, Chicago, Illinois 60642

REAL ESTATE TRANSFER TAX 25-Jun-2018

	CHICAGO:	6,000.00
	CTA:	2,400.00
	TOTAL:	8,400.00 *

17-05-326-008-0000 | 20180601609141 | 0-096-707-360

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

REAL ESTATE TRANSFER TAX 25-Jun-2018

		COUNTY:	400.00
		ILLINOIS:	800.00
		TOTAL:	1,200.00

17-05-326-008-0000 | 20180601609141 | 2-122-769-184

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EXHIBIT "B" PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable at the time of Closing;
2. Applicable zoning and building laws and ordinances;
2. The Illinois Condominium Property Act;
3. The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws of 1445 W. Fry Condominiums, including the plat and all other amendments and exhibits thereto;
3. Encroachments, if any, which do not materially affect the use of the real estate as a residential condominium;
4. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate as a residential condominium;
5. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee;
6. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee; and
7. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.