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Doc# 1820141035 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/20/2018 10:04 AM PG: 1 OF 3

SPECIAL WARRANTY DEED



CT/18NW713332NS
NSC Doc

FOR RECORDER'S USE ONLY

Property of Cook County Official

GRANTOR, Bruce Egan, a single person, a single person, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid to the Grantee, the receipt of which is hereby acknowledged, **CONVEYS** and **WARRANTS** to the **GRANTEE**, Cambridge Acquisitions, LLC, an Illinois limited liability company, all interest in 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: 14-08-201-019-1033
Address of Real Estate: 5525 N Winthrop Ave 313, Chicago, IL 60640

This Deed is executed by Grantor and accepted by Grantee subject to covenants, conditions and restrictions of record which do not adversely affect the use of the Real Estate as a condominium residence; public and utility easements of record which do not underlie the improvements on the Real Estate 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 Real Estate together with all and singular the rights and appurtenances thereto in anywise belong unto Grantee, its successors and assigns forever; and the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor owned title to the Real Estate, Grantor has not done or suffered to be done, anything whereby the said Real Estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that the Grantor will **WARRANT** and **FOREVER DEFEND** the said Real Estate, against all persons lawfully claiming, or to claim the same, or any part thereof by, through, or under Grantor, 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 9 day of JUNE, 2018.

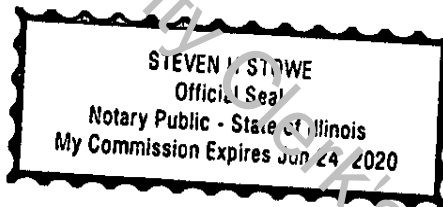
Bruce Egan
Bruce Egan

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Bruce Egan**, 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 9 day of JUNE, 2018

Steven Stowe
NOTARY PUBLIC
My commission expires: 6/24/2020



Prepared By:

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

REAL ESTATE TRANSFER TAX		16-Jul-2018
COUNTY:		84.00
ILLINOIS:		168.00
TOTAL:		252.00

14-08-201-019-1033 | 20180501685611 | 1-793-080-056

After Recording Mail to:

R. Kymn Harp
Robbins, Salomon & Patt, Ltd.
180 N. LaSalle Street - Suite 3300
Chicago, IL 60601

REAL ESTATE TRANSFER TAX		16-Jul-2018
CHICAGO:		1,260.00
CTA:		504.00
TOTAL:		1,764.00 *

14-08-201-019-1033 | 20180501685611 | 0-244-898-592

Send Subsequent Tax Bills to:

VennPoint Real Estate
401 West Superior Street
Suite 200
Chicago, IL 60654

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

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 313 IN CAMBRIDGE COMMONS CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 16, 17 AND 18 IN BLOCK 2 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST
1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 16, 2000
AS DOCUMENT NUMBER 00805102, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
ELEMENTS, ALL IN COOK COUNTY,
ILLINOIS.

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