


UNOFFICIAL COPY

PREPARED BY:

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**WHEN RECORDED
RETURN TO:**

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1821345005
Doc# 1821345005 Fee \$44.00
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KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 08/01/2018 09:28 AM PG: 1 OF 4

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED


THE GRANTOR, 1358 ARTESIAN LLC, an Illinois limited liability company, whose address is 600 West Jackson Boulevard, Suite 600, Chicago, Illinois 60661, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS AND CONVEYS to ARTESIAN APARTMENTS LLC, an Illinois limited liability company, whose address is 530 Forest Avenue, Wilmette, Illinois 60091, all interest in the Real Estate legally described on Exhibit A attached hereto.

The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on Exhibit B.

PIN and Common Address: See Exhibit A



[Signatures begin on next page]

CC # 180081240 (1)

REAL ESTATE TRANSFER TAX	31-Jul-2018
 CHICAGO:	12,000.00
CTA:	4,800.00
TOTAL:	16,800.00 *

16-01-220-025-0000 | 20180701643134 | 0-564-229-920

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

REAL ESTATE TRANSFER TAX	31-Jul-2018
 COUNTY:	800.00
 ILLINOIS:	1,600.00
TOTAL:	2,400.00

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EXHIBIT A

Lot 1 in Block 2 in Winslow and Jacobson's Subdivision of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 1358 North Artesian Avenue, Chicago, Illinois 60622

PIN: 16-01-220-025-0000

**COOK COUNTY
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

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EXHIBIT B

1. Acts of grantee.
2. Taxes for 2018 and subsequent years.
3. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
4. Encroachment of 3 story brick building located mainly on the subject land over and onto land Northerly of and adjoining a distance of 0.13 feet, more or less as disclosed by survey dated July 14, 2018 by Andrzej Murzanski Land Surveyors, Inc. as Job No. 180714E.
5. Encroachment of the brick entry located mainly on subject land over and onto land Northerly of and adjoining a distance of 0.55 feet, more or less, as disclosed by survey dated July 14, 2018 by Andrzej Murzanski Land Surveyors, Inc. as Job No. 180714E.
6. Encroachment of wood fence located mainly on subject land over and onto land southerly of and adjoining a distance of 5.2 feet, as disclosed by survey dated July 14, 2018 by Andrzej Murzanski Land Surveyors, Inc. as Job No. 180714E.
7. Encroachment of an overhang on the building on the land onto public property north and adjoining by .11 feet and east and adjoining by .48 feet, as disclosed by said survey.