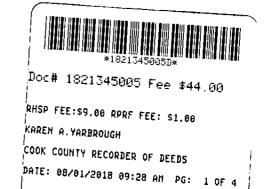
UNOFFICIAL COPY

PREPARED BY:

Daspin & Aument, LLP 300 South Wacker Drive, Suite 2200 Chicago, Illinois 60606 Attn: Daniel J. Kopp

WHEN RECORDED RETURN TO:

Stephen E. Vargo, Esq. 77 West Washington Street, Suite 618 Chicago, Illinois 60602



(Above Space for Recorder's use only)

10/4'S OFFICE

SPECIAL WARRANTY DEED

THE GRANTOR, 1358 ARTESIAN LLC, an Illinois limited liability company, whose address is 600 West Jackson Boulevard, Shifts 600, Chicago, Illinois 606601, 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 Rea. 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]

(CH1 18081240)

		and the second
REAL ESTATE TRANSFER TAX		31-Jul-2018
	CHICAGO:	12,000.00
IFIT.	CTA:	4,800.00
	TOTAL:	16,800.00 *
16-01-220-025-000	0 20180701643134	0-564-229-920

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

REAL ESTATE	TRANSFER	TAX	31-Jul-2018
		COUNTY: ILLINOIS: TOTAL:	800.00 1,600.00 2,400.00
16-01-220	-025-0000	20180701643134	0-295-794-464

1821345005 Page: 2 of 4

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 31st day of July, 2018.

01 0 diy, 2010.	
GRANTOR	
	1358 ARTESIAN LLC, an Illinois limited liability company By: Randy A. Fifield, Manager
STATE OF ILLINOIS) ss COUNTY OF ()	
personally appeared Randy A. Fifield, Manager of 1358 ("Grantor"), who is known to me to be the person who acknowledged to me that she excerted the same in her a instrument the person acted and executed the instrument on b	use name is subscribed to the within instrument and authorized capacity, and that by her signature on the behalf of Grantor in her capacity as Manager of Grantor.
My Commission Expires: 4/23/19	
	MICHAEL DOYLE OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires April 23, 2019
	COPY OF THE OF T

Send future real estate tax bills to: 530 Forest Avenue Wilmette, Illinois 60091

1821345005 Page: 3 of 4

UNOFFICIAL CO

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.

1358 North Artesian Avenue, Chicago, Illinois 60622 Address:

PIN: 16-01-220-025-0000

COOK COUNTY RECORDER OF DEEDS Dis Clerk's Office

1821345005 Page: 4 of 4

UNOFFICIAL COPY

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, 2J18 by Andrzej Murzanski Land Surveyors, Inc. as Job No. 180714E.
- 5. Encroaciment 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 Murzenski 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.