

# UNOFFICIAL COPY

This Instrument Prepared by:  
Daniel Harris, Esq.  
2345 Maple Lane  
Highland Park, IL 60035

After Recording Return to:

Gregory Puccetti  
7204 Ben Franklin Ct.  
Louisville KY 40214

Send Subsequent Tax Bills to:  
Gregory Puccetti  
125 N. Euclid Avenue, Unit 204  
Oak Park, IL 60301

18 PST 144 858 NB  
1982

Doc#: 1823219139 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/20/2018 10:00 AM Pg: 1 of 3

Dec ID 20180801657301  
ST/CO Stamp 2-025-529-120 ST Tax \$159.00 CO Tax \$79.50

*This space reserved for Recorder's use only.*

## SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 17th day of August, 2018, between Euclid Commons, LLC, a limited liability company 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 ("Grantor"), and Gregory Puccetti\* ("Grantee"), of 125 N. Euclid Avenue, Unit 204, Oak Park, IL 60301. \*and Kathleen A. Puccetti

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in and paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

*See Exhibit A Attached Hereto*

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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration (as defined below), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises 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 premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

# UNOFFICIAL COPY

- a) General real estate taxes for the current year not yet due and for subsequent years;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;
- (d) The Declaration of Condominium Ownership for Euclid Commons Condominium and Provisions Relating to Certain Commercial Property, including all Exhibits thereto, as amended from time to time (the "Declaration");
- (e) The Illinois Condominium Property Act;
- (f) Applicable zoning and building laws and ordinances;
- (g) Roads and highways, if any;
- (h) Unrecorded public utility easements, if any;
- (i) Grantee's mortgage, if any;
- (j) Plats of dedication and covenants thereof; and
- (k) Acts done or suffered by Grantee, or anyone claiming under Grantee;

Permanent Real Estate Index Number(s): 16-07-224-028-1004

Address of real estate: 125 N. Euclid Avenue, Unit 204, Oak Park, Illinois 60301

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

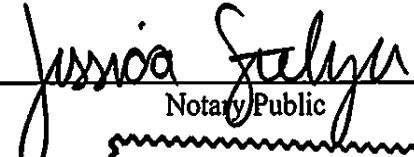
**EUCLID COMMONS, LLC**, , an Illinois limited liability company

By:   
 Name: TIMOTHY J. ANDERSON  
 Title: MEMBER

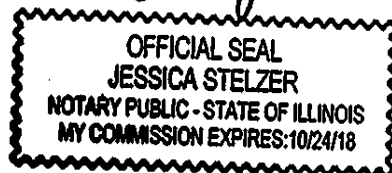
STATE OF ILLINOIS                    )  
   ) SS.  
 COUNTY OF COOK                    )

I, Jessica Stelzer, a Notary Public in and for the County and State aforesaid, do hereby certify that Timothy J. Anderson, as an authorized signatory of Euclid Commons, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his/her own free and voluntary act and as the free and voluntary act of such company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 13 day of August, 2018

  
 Notary Public

My Commission Expires:  
10/24/18



# UNOFFICIAL COPY

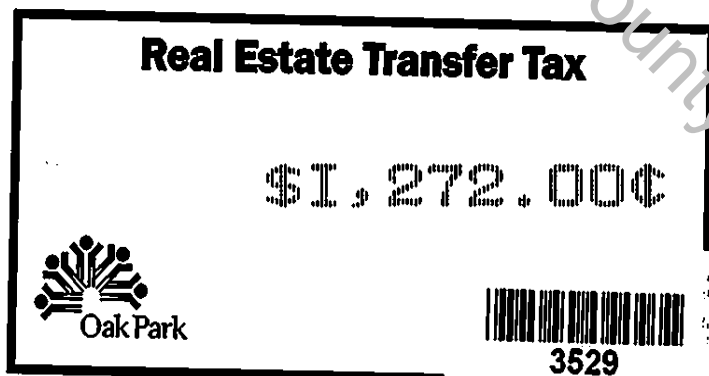
## EXHIBIT A



### LEGAL DESCRIPTION

UNIT NUMBER 204 IN THE EUCLID COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF A TRACT OF LAND LOCATED IN THE SECOND RESUBDIVISION OF THE SUBDIVISION OF BLOCK 24 IN JAMES W. SCOVILLE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY SPECIFICALLY DESCRIBES THE SAID TRACT OF LAND AND IS ATTACHED AS EXHIBIT C TO THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP FOR EUCLID COMMONS CONDOMINIUM AND PROVISIONS RELATING TO CERTAIN COMMERCIAL PROPERTY RECORDED DECEMBER 27, 2006 WITH THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 0626545035, AS AMENDED FROM TIME TO TIME; TOGETHER WITH THE UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF THE EUCLID COMMONS CONDOMINIUM.

PIN No. 16-07-224-028-1004

Address: 125 N. Euclid Avenue, Unit 204, Oak Park, Illinois 60301



REAL ESTATE TRANSFER TAX		17-Aug-2018
	COUNTY:	79.50
	ILLINOIS:	159.00
	TOTAL:	238.50
16-07-224-028-1004		20180801657301   2-025-529-120