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Prepared by:

Mail to: **731362**
Kristen Anderson
1061 West 16th Street, Unit 207
Chicago, Illinois 60608

Doc# 1824216067 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/30/2018 01:05 PM PG: 1 OF 6

Send Subsequent Tax Bills to:

Kristen Anderson
1061 West 16th Street, Unit 207
Chicago, Illinois 60608

SPECIAL WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to individuals)

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320

THE GRANTORS: Chicago, IL 60607

PILSEN LOFTS, LLC, an Illinois 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, for and in consideration of Ten and No/ 100 Dollars (\$10.00), other good and valuable consideration in hand paid. CONVEYS and WARRANTS to

KRISTEN ANDERSON, a single woman of the City of Chicago, County of Cook, State of Illinois

The following described Real Estate situated in the County of Cook, State of Illinois, to wit:

UNIT P-31 IN THE CHANTICO LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE; LOTS 18 AND 19 IN SHIELDS SUBDIVISION AND LOTS 20 TO 24 IN RESUBDIVISION OF LOTS 20 TO 29, INCLUSIVE, IN SHIELD'S SUBDIVISION OF LOT 3 IN ASSESSOR'S DIVISION AND ALLEYS SOUTH AND ADJOINING, OF THE NORTH 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0630517087 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Subject to: (1) general real estate taxes for 2018, including taxes which may accrue by reason of new additional improvements; (2) special taxes or assessments for improvements not yet complete; (3) easements, covenants, restrictions, agreements, conditions and building liens of record and party wall rights; (4) all rights, easements, restrictions, conditions and reservations of record of contained in the Declaration, including all amendments and exhibits thereto; (5) provisions of the Condominium Property Act of Illinois; (6) applicable zoning and building laws and ordinances; (7) easements, roads and highways, if any; (8) recorded public utility easements, if any; (9) plats of dedication and plats of subdivision and covenants thereon; and (10) leases and licenses affecting the Common Elements (as defined in the Declaration).

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. AS

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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. 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.

Permanent Real Estate Index Number(s): 17-20-402-038-1073

Address(es) of Real Estate: 1061 West 16th Street, Unit P-31, Chicago, Illinois 60608

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager this 20th day of August, 2018.

PILSEN LOFTS, LLC, an Illinois limited liability company



By: Steven Lipe
Its: Manager

(CONTINUED)

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EXHIBIT "A"

UNIT P-31 IN CHANTICO LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 18 AND 19 IN SHIELDS SUBDIVISION; AND LOTS 20 TO 24 IN RESUBDIVISION OF LOTS 20 TO 29, INCLUSIVE, IN SHIELD'S SUBDIVISION OF LOT 3 IN ASSESSOR'S DIVISION AND ALLEYS SOUTH AND ADJOINING, OF THE NORTH 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0630517087 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

24-Aug-2018



CHICAGO:	120.00
CTA:	48.00
TOTAL:	168.00 *

17-20-402-038-1073 | 20180801667033 | 2-014-093-088

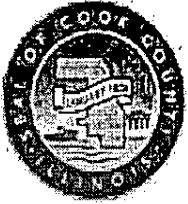
* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

24-Aug-2018



COUNTY:	8.00
ILLINOIS:	16.00
TOTAL:	24.00

17-20-402-038-1073

| 20180801667033 | 1-908-146-336