

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Doc#: 1828806236 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/15/2018 12:41 PM Pg: 1 of 3

Dec ID 20181001607021  
ST/CO Stamp 0-509-543-584 ST Tax \$100.00 CO Tax \$50.00  
City Stamp 0-320-558-240 City Tax: \$1,050.00

### This instrument was prepared by:

Adam J. Penkhus, Esq.  
734 North Wells  
Chicago, IL 60654

### Upon recording please send to:

Adam J. Penkhus, Esq.  
734 North Wells  
Chicago, IL 60654

18016281 NC 1.01 CATTAN

**THE GRANTOR** Voshel Investments LLC, an Illinois limited liability company, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys to **GRANTEE**, Steven Donald Hovde, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

### PARCEL 1:

**UNITS P-48 AND P-49 IN THE AMFIANCE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOTS 7, 8, 9 AND 10 IN CULVER'S & OTHER'S LAKE SHORE SUBDIVISION OF LOTS 24 TO 26 OF PINE GROVE SUBDIVISION, A SUBDIVISION IN FRACTIONAL SECTION 21 TOWNSHIP 40 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 OCTOBER 1, 1999 AS DOCUMENT NUMBER 99930323, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

**Permanent Index Number (PIN): 14-21-312-053-1079 and 14-21-312-053-1080**

**Address of Real Estate: 545 W. Aldine Ave, P-48 and P-49, Chicago, IL 60657**

SAID CONVEYANCE is made subject to General Real Estate Taxes for 2018 and subsequent years; covenants, conditions and restrictions of record; zoning and building laws and ordinances, roads and highways, if any, public utilities, future unpaid condominium assessments and items 7, 8, 9, 10 and 11 on the attached Rider #1 hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

AND THE SAID Grantor does hereby covenant with the said Grantee that it has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or title affected, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend.

**[GRANTOR'S SIGNATURE ON FOLLOWING PAGE]**



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IN WITNESS WHEREOF, the Grantor, hereunto set his hand and seal the day and year first above written.

VOSHEL INVESTMENTS, LLC - GRANTOR

*Gerald Lee Nudo*  
Its Manager – Gerald Nudo



Dated as of this 12 day of October 2018.

State of Illinois )  
                                  ) ss  
County of Cook     )

I, the undersigned, a Notary Public in and for the said County, the State aforesaid, DO HEREBY CERTIFY that Gerald Nudo, the Manager of Voshel Investments LLC, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 12 day of October 2018.

Commission expires 03/18/2020

*Luza A. Mansilla*  
Notary Public



Send subsequent tax bills to:

Steven D. Hovde  
1629 Colonial Parkway  
Inverness IL 60067

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## Rider # 1

7. Covenant recorded September 18, 1998 as document number 98835791 that the maintenance and repair of the common sewer lines located anywhere on the property from the point of connection to the sewer main in the Public Street shall be the responsibility of the owners condominiums to be constructed on the Land.
8. Rights of parties to use and maintain overhead wires, utility Poles, storm sewer manhole and catch basin over and across the Land as shown on survey made by John D. McTigue, dated February 17, 1997, order No. 97-32.
9. Encroachment of 4 story brick building over and onto subject Land at the West Line by a distance 0.05 feet, more or less, as shown on survey made by John D. McTigue dated February 17, 1997, Order O.97-32.
10. Encroachment of fence over and onto Land West of and adjoining subject Land and over and onto Land South of and adjoining subject Land as disclosed by survey made by John D. McTigue dated February 17, 1997, Order No. 97-32.
11. (A) terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium ownership recorded October 1, 1999 as Document No. 99930323, as amended from time to time, and  
(B) Limitations and conditions imposed by the Condominium Property Act.

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