## **UNOFFICIAL COPY**

GIT

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 16<sup>th</sup> day of October, 2018, between WEICHERT WORKFORCE MOBILITY, INC., a New Jersey corporation and duly authorized to transact business in the State of Illinois, Grantor, and

JEREMY PHELPS and NICOLE M. PIZZINI

5505 N. Glenwood Ave., #2 Chicago, Illinois 60640

Doc#. 1831157165 Fee: \$52.00 Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 11/07/2018 01:50 PM Pg: 1 of 3

Dec ID 20181001618076 ST/CO Stamp 0-605-486-240 ST Tax \$480.00 CO Tax \$240.00 City Stamp 0-927-040-160 City Tax: \$5,040.00

married to each other, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY, Grantee. The Grantor for and in consideration of the sum of TEN AND NO/170 DOLLARS, in hand paid by the grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said company, by these presents does CONVEY AND WARRANT unto the grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1: UNIT NUMBER 3 IN THE 500 N. GLENWOOD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE NORTH 20 FEET OF LOT 26 AND THE SOUTH 10 FEET OF LOT 27 IN BLOCK 4 IN COCHRAN'S THIRD ADDITION TO EDGEWATER SUBDIVISION ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 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 3705813009; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3 AND STORAGE AREA SA-3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0705813009.

SUBJECT TO: 2018 and subsequent years real estate taxes.

Covenants, conditions and restrictions of record.

P.I.N.: 14-08-103-039-1003

Commonly known as: 5505 North Glenwood Avenue, Unit 3, Chicago, Illinois 60640

This conveyance is made subject to all legal highways, all exceptions, reservations, easements, rights of way, restrictions and conditions contained in prior instruments of record in the chain of title of the property conveyed hereby, all zoning laws, ordinances, or regulations, and all easements and servitudes which are visible or appurtenant to said land.

Grantor does hereby covenant with Grantee to warrant and defend title to the property described above against the lawful claims and demands of all persons claiming by, through or under Grantor; however, Grantor's liability or obligation pursuant to this warranty for any one claim or demand or all claims and demands in the aggregate, shall in no event exceed the amount of consideration paid by Grantee as stated herein.

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Grantor makes no representation as to the property conveyed hereby, or its condition, its merchantability or its suitability for any particular use or purpose and grantee, by its acceptance of this deed, hereby acknowledges that it has been given the opportunity to inspect the property conveyed hereby, including subsurface conditions, and accepts the same "as-is". Grantee shall not make any claim against grantor for diminution of the value of the property, remediation of any contamination on the property, loss of use of the property or other latent or patent defect on the property.

IN WITNESS WHEREOF, said grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Special Assistant Vice President, and attested by its Special Assistant Corporate Secretary this 16th day of October 200 pt 0 pt

WEICHERT WORKFORCE MOBILITY, INC..

Special Assistant

Attest:

Its: Speckal Assistant Orporate Secretary

STATE OF MASSACHUSETTS

SS.

COUNTY OF PLYMOUTH

and for the County and State I, the undersigned, a Notary Public aforesaid, DO HEREBY CERTIFY that personally known to me to be the Speciel Assistant Vice President of WEICHERT WORKFORCE MOBILITY, INC., and Assistant Corporate Secretary of said corporation, and personally known to me to be the same persons 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 and caused the corporate seal of said corporation to be affixed the et), pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this

day of

(notary scal)

TRACEY A HADDAD
Notary Public COMMONWEALTH OF MASSACHUSETTS My Commission Expires March 30, 2023

Prepared by: Edwin H. Shapiro, Attorney at Law

Mail to: Mort Rubin, Attorney at Law

3330 Dundee Rd., Ste C4, Northbrook, IL 60062

Send tax bills to: Jeremy Phelps

5505 N. Glenwood Ave., #3, Chicago, IL 60640

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#### EXHIBIT "A"

#### PARCEL 1:

UNIT NUMBER 3 IN THE 5505 N. GLENWOOD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTH 20 FEET OF LOT 26 AND THE SOUTH 10 FEET OF LOT 27 IN BLOCK 4 IN COCHRAN'S THIRD ADDITION TO EDGEWATER SUBDIVISION ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RAI GE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMPER 0705813009; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3 AND STORAGE AREA SA-3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0705813009.

Property address: 5505 North Glenwood Avenue, Unit 3, Chicago, IL 60640

Tax Number: 14-08-103-039-1003

REAL ESTATE TRANSFER TAX		05-Nov-2018
A 200	CHICAGO.	3,600.00
	CTA.	1,440.00
	TOTAL:	5,040.00 *
14-08-103-039-1003	20181001618076	0-927-040-160

\* Total does not include any applicable penalty or intore-clue

 REAL ESTATE TRANSFER TAX
 05-Nov-2018

 COUNTY:
 240.00

 ILLINOIS:
 480.00

 TOTAL:
 720.00

 14-08-103-039-1003
 20181001618076
 0-605-486-240