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Doc#: 1835110030 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/17/2018 09:58 AM Pg: 1 of 4

Dec ID 20181201659611
ST/CO Stamp 0-264-436-384 ST Tax \$1,333.50 CO Tax \$666.75
City Stamp 2-009-266-848 City Tax: \$14,001.75

After recording mail to:

Kristin L. Dunlap
Horwood Marcus & Berk Chtd.
500 W. Madison, #3700
Chicago, IL 60661

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
401 S. LASALLE ST. #1502
CHICAGO, IL 60605

AG 1406939 IL 18 TC
Dec 10: 20181201659611

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SPECIAL WARRANTY DEED

The Grantor, Ashland Ave., LLC, an Illinois limited liability company of the County of Cook and State of Illinois, for and in consideration of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS AND CONVEYS to 944-954 West Grace LLC,, an Illinois limited liability company, 516 N. Ogden Ave. #137, Chicago, IL 60642 ("Grantee"), the real property situated in the County of Cook in the State of Illinois described on Exhibit A attached hereto and incorporated herein by reference, subject to the permitted exceptions described on Exhibit B attached hereto.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, estates, interests, hereditaments, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor, but not otherwise.

[Signature Page Follows]

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IN WITNESS WHEREOF Grantor has caused this Special Warranty Deed to be executed this 3rd day of December, 2018.

GRANTOR:

Ashland Ave., an Illinois limited liability company

By: Milton Zale, its Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for County and State aforesaid, do hereby certify that Milton Zale, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3rd day of December, 2018.



My Commission Expires: 8/4/2020

This instrument was prepared by:

Robert A. Weisman, Ltd.
33 N. LaSalle Street, Suite 3200
Chicago, IL 60602

Send Subsequent Tax Bills to:

944-954 West Grace LLC
516 N. Ogden Ave., #137
Chicago, IL 60642

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNITS 954-B201, 954-C101, 954-C201, 944-D201 AND 954-D202 IN GRACE-SHEFFIELD CONDOMINIUMS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 98338746, AS AMENDED FROM TIME TO TIME, OF THE FOLLOWING REAL ESTATE:

PARCEL 2: LOTS 11, 12 AND 13 IN S.H. KERFOOT'S SUBDIVISION OF THE NORTH WEST $\frac{1}{4}$ OF BLOCK 7 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTH EAST $\frac{1}{4}$ (EXCEPT 1.28 ACRES IN THE NORTH EAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE WEST $\frac{1}{4}$ OF THE SOUTH WEST $\frac{1}{4}$ OF BLOCK 7 AND ALSO THE WEST 100 FEET OF THE EAST THREE QUARTERS OF THE SAID SOUTHWEST $\frac{1}{4}$ OF SAID BLOCK 7 (WHICH SAID WEST 100 FEET ARE OTHERWISE KNOWN AS LOT 3 IN STOCK'S SUBDIVISION OF THE EAST THREE QUARTERS OF THE SOUTH WEST $\frac{1}{4}$ OF SAID BLOCK 7): ALL IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST $\frac{1}{4}$ (EXCEPT 1.28 ACRES IN THE NORTH WEST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING STREETS FROM BOTH PARTS OF THE FOREGOING DESCRIPTION) IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 944-54 W. Grace, Chicago, Illinois. Units 954-B201, 954-C101, 954-C201, 944-D201 and 954-D202

TAX PARCEL NUMBER(S):

14-20-212-021-1015
14-20-212-021-1047
14-20-212-021-1049
14-20-212-021-1051
14-20-212-021-1056

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EXHIBIT B

PERMITTED EXCEPTIONS

Covenants, conditions and restrictions of record, so long as same are not violated and do not interfere with the use of the Property as residential and parking condominium units; public and utility easements; acts done or suffered by or through Grantee; existing leases and tenancies as set forth on the rent roll attached to the ALTA affidavit; and general real estate taxes for the year 2018 and subsequent years not yet due and payable at the time of Closing.

Property of Cook County Clerk's Office