

UNOFFICIAL COPY

This instrument prepared by:

Richard W. Laubenstein
216 West Higgins Road
Park Ridge, IL 60068

Doc#: 1835310083 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/19/2018 11:46 AM Pg: 1 of 3

After recording Return to:

PJ Kulas
Kulas & Kulas
2329 W. Chicago Ave.
Chicago, IL 60622

Dec ID 20181201660163
ST/CO Stamp 0-399-689-376 ST Tax \$2,100.00 CO Tax \$1,050.00
City Stamp 1-394-067-104 City Tax: \$22,050.00

Send subsequent Tax Bills to:

TDR Development LLC
444 W Lake St 1700
Chicago, IL 60606

SPECIAL WARRANTY DEED

Grantor, TWG Clyde LLC, an Illinois limited liability company, of the City of Chicago, County of Cook and State of Illinois ("Grantor") CONVEYS and WARRANTS to

TDR Development, LLC, an Illinois limited liability company, of 444 W. Lake St. Suite 1700, Chicago, Illinois 60606

WITNESSETH, that Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

Lots 95 and 96 in 1st Addition to Bryn Mawr Highlands being a Subdivision of the North 3/4 of the West 1/2 of the South East 1/4 of Section 24, Township 38 North, Range 14, East of the Third Principal Meridian, (except the West 500 1/2 feet thereof) and (except Bryn Mawr Highlands Subdivision and except the East 67th Street and East 68th Street heretofore dedicated) in Cook County, Illinois

Permanent Index Number (PIN): 20-24-415-015-0000

Address of Real Estate: 6924 S. Clyde Ave., Chicago, Illinois 60649

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, 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;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever,

18NW 713 6697 PK 1 of 2 num

Chicago Title

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And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, and further, that said premises is encumbered as set forth on Exhibit A attached hereto and made a part hereof.

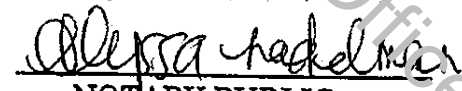
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

Dated this 17th day of December, 2018.

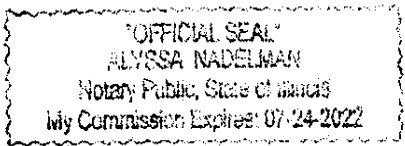
TWG Clyde LLC, an Illinois limited liability company
BY: The Wolcott Group, Inc., an Illinois corporation

By: 
Victor F. Michel, its Treasurer

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public
In and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Victor F. Michel, Treasurer of The Wolcott Group, Inc., an Illinois Corporation, manager of TWG Clyde LLC, an Illinois limited liability company, 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, sealed and delivered the said instrument as his 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 17th day of December, 2018
Commission expires July 24th, 2022 
NOTARY PUBLIC

This instrument was prepared by:
Richard W. Laubenstein
216 West Higgins Road
Park Ridge, IL 60068



MAIL TO:
PJ Kulas
2329 W. Chicago Ave.
Chicago, IL 60622

SEND SUBSEQUENT TAX BILLS TO:
TDR Development, LLC
444 W. Lake St., Suite 1700
Chicago, IL 60606

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EXHIBIT "A"

1. Subject to building setback lines, easements, all zoning restrictions, ordinances, party walls and party wall rights, covenants, conditions, and restrictions, if any, as disclosed by the county recorder's land records, building code violations regardless of when same arose, leases and/or current occupants.
2. Acts done or suffered by or judgments against Grantee or anyone claiming by, through or under Purchaser.
3. Grantee's mortgage, if any, and related documents.
4. Any lien, or right to a lien for services, labor or material, heretofore or hereinafter furnished, imposed by law and not shown on the public records.
5. Subject to general real estate taxes for the year 2018 and subsequent years.
6. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
7. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said Covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), relating to location of buildings to be erected on the land contained in the deed recorded November 21, 1921 as Document No. 7332035, which does not contain a reversionary or forfeiture clause.
8. A 15 foot building line as shown on the plat of subdivision.
9. Terms and provisions contained in the Regulatory Agreement recorded July 28, 2008 as Document No. 0821044000 made by and between the City of Chicago and TWC Clyde, LLC.