

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Doc#: 1836019132 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/26/2018 10:46 AM Pg: 1 of 4

Dec ID 20181201665091
ST/CO Stamp 1-824-401-056 ST Tax \$99.00 CO Tax \$49.50
City Stamp 1-873-782-432 City Tax: \$1,039.50

This instrument was prepared by:
Alexander Demchenko, Esq.
Demchenko & Kashuba LLC
120 N. LaSalle St., Suite 2750
Chicago, IL 60602

THE GRANTOR, **1310 WESTERN INC.**, a corporation 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 (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, REMISES, RELEASES, ALIENATES AND CONVEYS unto THE GRANTEE, **ALEXANDER E. GROSS**, of the County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Index Number: 16-01-221-041-0000 and 16-01-221-042-0000 (underlying)

Address of Real Estate: 1310 N. Western Ave., Retail Space 1N, Chicago, Illinois 60622

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the said real estate, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said real estate forever

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to the matters set forth on Exhibit "B" attached hereto and made a part hereof.

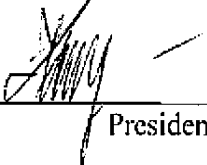
Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, aforesaid, and grantor reserves to itself, its successors 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.

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Dated this 21st day of December, 2018.

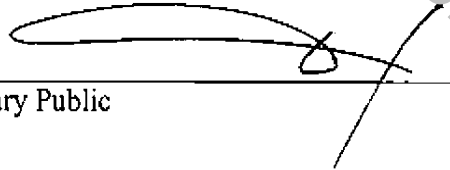
1310 WESTERN INC.

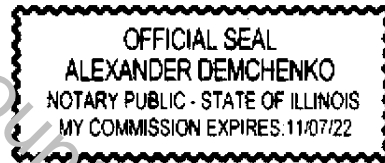
By:  _____
 President


STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tetyana Lobas, being the President of 1310 Western Inc., an Illinois corporation, and 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 as such President, she signed and delivered the said instrument and caused the seal of said corporation to be affixed thereto pursuant to the authority given by the operating agreement of said corporation, as her 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 seal, this 21st day of December, 2018.


 Notary Public



REAL ESTATE TRANSFER TAX		26-Dec-2018
	CHICAGO:	742.50
	CTA:	297.00
	TOTAL:	1,039.50 *
16-01-221-041-0000 20181201665091 1-873-782-432		

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

REAL ESTATE TRANSFER TAX		26-Dec-2018
	COUNTY:	49.50
	ILLINOIS:	99.00
	TOTAL:	148.50
16-01-221-041-0000 20181201665091 1-824-401-056		

AFTER RECORDING, MAIL TO:

Jacobson Legal Services
 c/o: Lee Jacobson
3530 S. Halsted St
Chicago, IL 60609

SEND SUBSEQUENT TAX BILLS TO:

ALEX GROSS
1310 N WESTERN IN
CHICAGO, IL 60622

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EXHIBIT "A" LEGAL DESCRIPTION

THAT PART OF LOTS 19 AND 20 (EXCEPT THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 1 TAKEN FOR WIDENING OF WESTERN AVENUE) LYING ABOVE A HORIZONTAL PLANE AND ASSUMED FIRST FLOOR ELEVATION OF 100.00 FEET AND BELOW A HORIZONTAL PLANE OF 111.83 FEET, IN BLOCK 1 IN WINSLOW AND JACOBSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND FALLING WITHIN THE HORIZONTAL BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF LOT 19 AND THE WEST LINE OF WESTERN AVENUE BEING 50.00 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 19, 5.12 FEET; THENCE SOUTH 1.22 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE MOST NORTHEAST CORNER OF THE INTERIOR FACE OF FINISHED WALLS OF RETAIL SPACE 1N; THENCE (RUNNING IN GENERAL DIRECTIONS ALONG THE INTERIOR FACE OF FINISHED WALLS FOR THE NEXT 14 COURSES) SOUTH, 12.80 FEET; THENCE WEST, 28.46 FEET; THENCE SOUTH, 4.71 FEET, THENCE WEST, 22.75 FEET; THENCE NORTH, 17.51 FEET; THENCE EAST, 7.04 FEET; THENCE SOUTH, 3.33 FEET; THENCE EAST, 7.60 FEET; THENCE NORTH, 3.33 FEET; THENCE EAST, 9.71 FEET; THENCE SOUTH, 0.30 FEET; THENCE EAST, 1.59 FEET; THENCE NORTH, 0.30 FEET; THENCE EAST, 25.27 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Property Index Number: 16-01-221-041-0000 and 16-01-221-042-0000 (underlying)

Commonly Known As: 1310 N. Western Ave., Retail Space 1N, Chicago, Illinois 60622

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EXHIBIT "B" PERMITTED EXCEPTIONS

1. General real estate taxes not due and payable at the time of closing;
2. Applicable zoning and building laws and ordinances and other ordinances of record;
3. The Illinois Condominium Property Act;
4. The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws of 1310 N. Western Condominiums, including the plat and all other amendments and exhibits thereto;
5. Reciprocal Easement Agreement dated May 4, 2018 and recorded with the Recorder of Cook County, Illinois on May 9, 2018 as Document number 1712945006;
6. Encroachments, if any, which do not materially affect the use of the real estate as a residential condominium;
7. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate as a residential condominium;
8. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee;
9. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee; and
10. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.