

ptc 31114-25



THIS INSTRUMENT WAS  
PREPARED BY:

Carin R. Wolkenberg, Esq.  
KOVITZ SHIFRIN NESBIT  
175 N. Archer Ave.  
Mundelein, Illinois 60060

Doc# 1905049160 Fee \$48.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/19/2019 10:54 AM PG: 1 OF 6

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of this 19 day of January, 2019 by **Marie Sheehan, divorced and not since remarried and Maria Elena Frias, a single person, as joint tenants** ("Grantor"), having an address of 4624 N Commons Dr. #306, Chicago, IL 60656 and 2323 Magnolia St. Oakland, CA 94607 **CFRE - BOURGMONT, LLC - Series Pleasant Court, an Illinois series limited liability company** ("Grantee"), having an address of 1 South Wacker Drive, Suite 3200 Chicago, IL 60606.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents **DOE**, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the Village of Oak Park, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

Common street address: **131 Clinton Ave. 1/2 G  
Oak Park, Illinois 60302**

Parcel Identification Number (PIN): **16-07-303-016-1066**

Together with all and singular the hereditaments and appurtenances therunto 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 Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and special real estate taxes and assessments for tax years 2018 and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise. This Special Warranty Deed may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. This is not a homestead property.

PRECISION TITLE



# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to this Special Warranty Deed the day and year first above written.

Grantor:

  
Marie Sheehan



REAL ESTATE TRANSFER TAX		11-Feb-2019
	COUNTY:	36.00
	ILLINOIS:	72.00
	<b>TOTAL:</b>	<b>108.00</b>
16-07-303-016-1066	201902016 (3321)	0-565-619-104

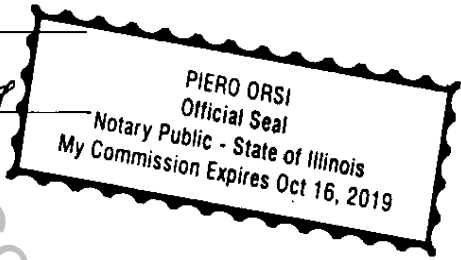
# UNOFFICIAL COPY

STATE OF Illinois )  
COUNTY OF Cook ) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Marie Sheehan**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 14 day of JANUARY, 2019

  
NOTARY PUBLIC  
My commission expires: Oct 16, 2019



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to this Special Warranty Deed the day and year first above written.

**Grantor:**

  
Maria Elena Frias

Property of Cook County Clerk's Office  
COOK COUNTY  
RECORDER OF DEEDS  
COOK COUNTY  
RECORDER OF DEEDS

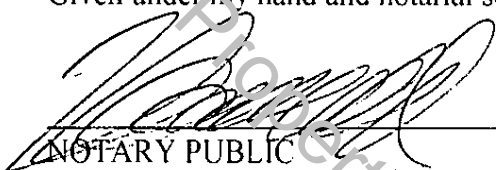
# UNOFFICIAL COPY

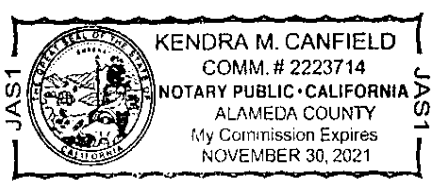
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )  
 ) SS.  
COUNTY OF Alameda )

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Maria Elena Frias**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21<sup>st</sup> day of January, 2019

  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires 11-30-2021



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

UNIT 131 1/2-G IN THE PLEASANT COURT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 21 IN THE RESUBDIVISION OF LOTS 1 - 11, INCLUSIVE, IN GEORGE SCOVILLE'S SUBDIVISION OF 49 ACRES OF THE WEST 129 ACRES IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 29, 2003 AS DOCUMENT NO. 0311922107, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

MAIL AFTER RECORDING TO:  
Couri & Couri Law  
552 Lincoln Ave  
Winnetka, IL 60093  
Attn: Phil Couri

MAIL TAX BILLS TO:  
C/O CF Real Estate, LLC  
1 South Wacker Drive  
Suite 3200  
Chicago, IL 60606