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Doc# 1906406180 Fee \$42.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/05/2019 04:30 PM PG: 1 OF 3

Prepared by:

Cambi L. Cann
Law Offices of Cambi L. Cann, P.C.
22 W. Washington, Suite 1500
Chicago, Illinois 60602

After recording mail to:

Chris Norback
939 W North Ave #750
Chicago IL 60642

Send future tax bills to:

Eric Hoener
2643 W Ainslie Unit G
Chicago IL 60640

(Above space for Recorder's use only)

SPECIAL WARRANTY DEED

THE GRANTOR, G & T PROPERTIES UNLIMITED, LLC, an Illinois limited liability company ("Grantor"), having an address of 4 North 426 Knollcreek Drive, St. Charles, Illinois 60175, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS AND CONVEYS, with special warranty covenants, to ERIC HOENER, a single man ("Grantee"), having an address of 2643 W Ainslie, Chicago Illinois, all of its right, title, and interest in the following described Real Estate:

SEE ATTACHED ("EXHIBIT A")

SUBJECT TO: (a) general real estate taxes not yet due or payable; (b) covenants, conditions and restrictions of record; (c) special assessments or taxes confirmed or unconfirmed; (d) building lines and easements of record so long as such items do not affect the current use of the Real Estate; and (e) acts done or suffered by Grantee or anyone claiming through Grantee.

Grantor, for itself, and its successors, does covenant, promise and agree, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

This is not a homestead property.

[Signature and notary page to follow]

REAL ESTATE TRANSFER TAX		05-Mar-2019
COUNTY:		457.50
ILLINOIS:		915.00
TOTAL:		1,372.50

13-13-207-032-1001 | 20190201611470 | 2-083-440-032

REAL ESTATE TRANSFER TAX		05-Mar-2019
CHICAGO:		6,862.50
CTA:		2,745.00
TOTAL:		9,607.50 *

13-13-207-032-1001 | 20190201611470 | 1-092-412-832
* Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 27th day of February, 2019.

G & T PROPERTIES UNLIMITED, LLC
an Illinois limited liability company

By: *DM*
Denise Martin, Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Zoe Valentine, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DENISE MARTIN, Manager of G & T Properties Unlimited, LLC, an Illinois limited liability company, who is 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 she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 27 day of February, 2019

Zoe Valentine
Notary Public
My Commission Expires: 4/3/20



PROPOSED COOK COUNTY CLERK'S OFFICE

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EXHIBIT "A"

LEGAL DESCRIPTION AND PERMANENT INDEX NUMBERS OF PROPERTY

UNITS 1, 2, 3, P-1, P-2, AND P-3 IN 4745 NORTH ARTESIAN CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN NORTHWEST LAND ASSOCIATION'S SUBDIVISION, BEING A SUBDIVISION LOCATED IN SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT " D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 19, 2000 AS DOCUMENT 00361643, IN COOK COUNTY, ILLINOIS TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNITS, AS SET FORTH IN SAID DECLARATION AS AMENDED

FROM	TIME	TO	TIME.
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Commonly known as:

4745 North Artesian Avenue, Units 1, 2, 3 and Parking Units P-1, P-2, and P-3, Chicago, Illinois 60625.

PINS:

13-13-207-032-1001
 13-13-207-032-1002
 13-13-207-032-1003
 13-13-207-032-1004
 13-13-207-032-1005
 13-13-207-032-1006

NOW KNOWN AS

LOT 39 IN BLOCK 1 IN THE NORTH WEST LAND ASSOCIATION'S SUBDIVISION OF THAT PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 13, LYING NORTH OF THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

Clerk's Office