

UNOFFICIAL COPY

Doc#: 1913712016 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/17/2019 10:35 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

190161901656

Dec ID 20190501669469
ST/CO Stamp 1-303-908-256 ST Tax \$665.00 CO Tax \$332.50
City Stamp 1-873-450-912 City Tax: \$6,982.50

1/2
The GRANTOR, 2343 47 N. ELSTON AVE., LLC, an Illinois limited liability company, a limited liability company 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 & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

QUINN P. SHORTAL and ALISON B. SHORTAL, husband and wife, of 343 W. Dickens Ave.,
Unit D, Chicago, IL 60614

not as Tenants in Common, nor as Joint Tenants with rights of survivorship, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 102 in the 2324 North Winchester Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate: Lots 14, 15 and 16 in Block 7 in Fullerton's Addition to Chicago in the North 1/2 of the Northeast 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded May 2, 2019, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 1912222027, as amended from time to time, together with its undivided percentage ownership interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space P-4 and Roof Deck R-9, limited common elements ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 102, as set forth in the Declaration of Condominium; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

SUBJECT TO: General real estate taxes for 2019 and subsequent years.

Permanent Real Estate Index Number(s): 14-31-203-012-0000 and 14-31-203-013-0000 (affects underlying land)

Address(es) of Real Estate: 2324 N. Winchester Ave., Unit 102
Chicago, IL 60614

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.

There were no tenants as this is new construction.

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste. 2400
Chicago, IL 60606-4850

