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SPECIAL WARRANTY DEED Statutory (Illinois)

Doc#: 1914001084 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/20/2019 12:36 PM Pg: 1 of 3

Dec ID 20190501668474
ST/CO Stamp 1-470-435-232 ST Tax \$438.00 CO Tax \$219.00
City Stamp 1-738-870-688 City Tax: \$4,599.00

THE GRANTOR, 3620 W Diversey LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, GRANTS, BARGAINS, SELLS and CONVEYS to Royce Perez, of Chicago, Illinois (the "GRANTEE"), the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

[See Exhibit A attached hereto and made a part hereof]

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium for the 3620 W. Diversey Condominium Association (the "Declaration"); (viii) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (ix) encroachments; and (x) acts of Purchaser. None of the exceptions shall interfere with the use of the Unit as a residence.

Permanent Real Estate Index Number(s): 13-26-130-035-0000 (Undivided)

Address of Real Estate: 3620 W. Diversey Avenue, Unit 2B, Chicago, Illinois 60647

SIGNATURE PAGE TO FOLLOW

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 2B IN THE 3620 W. DIVERSEY CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 20 IN BLOCK 2 IN BLANCHARD'S SUBDIVISION OF LOT 10, IN DAVLIN, KELLY AND CARROLL'S SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 3B TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 20, 2018 AS DOCUMENT 1811019053, AS MAY BE AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT 3B TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 20, 2018 AS DOCUMENT 1811019053, AS MAY BE AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.